

The Guide • resident

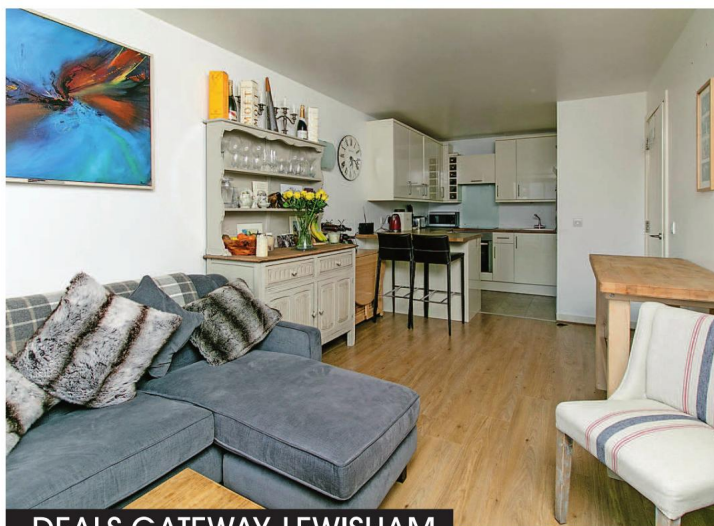
May 2017

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SAM BAILEY
*The Bexley belle on
her X Factor life*

LITERARY
LONDON
*Get set for the
Greenwich
Book Festival*

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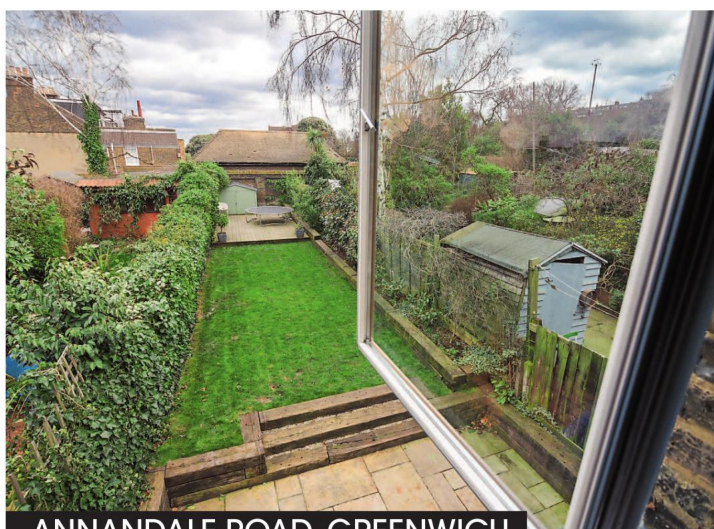
A well designed one bedroom flat is tucked away nicely in a quiet section within this modern development. Exclusive access to onsite 24 hour concierge, gymnasium and pool. This is a 'Commuters Dream' with Deptford Bridge DLR station being located at the entrance of the development.



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£2,500 PCM

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ASHBURNHAM GROVE, GREENWICH

GUIDE PRICE £1,275,000 - £1,325,000

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We especially like the dining/family area on the garden floor which opens to the conservatory with bi-folding doors providing direct access to the 70 ft, part lawned designed rear garden. As with the general theme of the house, the owners have gone to great lengths to create a stunning and practical space, replanting with organic certified plants and soils to create a tranquil and evergreen space.



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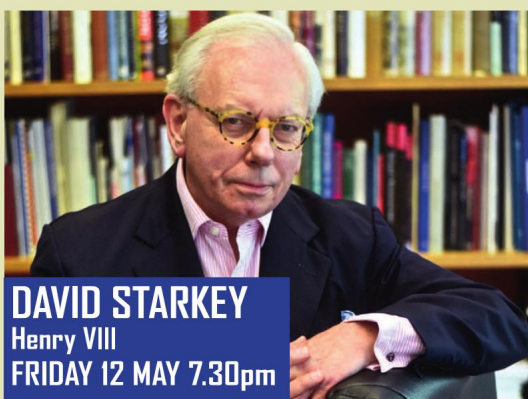
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Letter from the EDITOR



Wagner. Obviously I am not referencing the acclaimed German composer, but the Brazilian long-haired 'Iothario' who stole the show during the *X Factor* 2010. He was, frankly, ridiculous and lurid stories about him since haven't exactly improved his profile. But he is also the only person I have ever voted for during a reality TV series.

I loathe reality TV. I am not sure if it's how producers go out of their way to get the most annoying people involved, the fact that every channel under the sun seems to have a reality show of some sort in its schedules now, or how they provide water cooler moments that I have listen to whilst buttering my toast through gritted teeth. I guess it's all those reasons and more, but these shows have dumbed down TV to a ridiculous level. And yet, in 2010, I spent money voting for a below average singer in the fruitful attempt to undermine *X Factor* as a show and join the millions like me trying to show Simon Cowell up (even though the money was going to his company anyway).

Who remembers the winners too? I'd task anyone to go through the list on the spot. Go on. One winner I do remember, however, is Sam Bailey as she was a local girl and that always garners my attention. She won over the public three years after Wagner-gate, but to accentuate my point, didn't have the happiest of times post-success. Now, however, she has taken things into her own hands and has a new album out and tour to look forward to. She's never been happier.

There's certainly an artistic edge to local life this month. The Greenwich Book Festival looks like a cracker, and I can't wait to see/hear a demonstration of a book by local author Laura Barnett that will be accompanied by music specially created to bring the words to life even more. Then there is the Dulwich Festival, which is a real celebration of the south east London artistic scene, and we met up with five participants who will add something unique to your home. Take a look from page 34.

Who needs reality TV when we have everything we need right here? There's nothing fake about south east London – and I am sure even Donald Trump would agree. Enjoy the issue.

Mark

Mark Kebble, Group Editor

ONLINE theresident.co.uk | ON INSTAGRAM @theresidentlondon

This month's top 3 Instagram posts from The Resident



Find out more about the new pavilion at the Dulwich Picture Gallery next month

We're excited to welcome new restaurant @sparrow.london to #Lewisham



Taking a ceiling tour of the #PaintedHall in #Greenwich



SINGING HER HEART OUT

Sam Bailey scooped the big prize in the tenth series of X Factor, and that reality TV victory has kicked off a career that has taken the 39-year-old Bexley-born performer from ITV to the West End and beyond

Words JAKE TAYLOR

By now, everyone knows winning the *X Factor* means a lucrative contract with show mastermind Simon Cowell's SyCo label, a crack at topping the UK charts and a guaranteed place in the annals of reality television. For Sam Bailey – winner of the tenth series of the original musical talent show – the journey only really started after she left Cowell's company and forged ahead with an album and tour that were almost entirely self-funded.

Her debut album, *Sing My Heart Out*, is a tour de force of hopefulness and a never-say-die attitude that has characterised Bailey's journey from prison warden to *X Factor* winner and a lot more besides. Song titles like *Never Again* – 'My song to the industry,' she explains – hint at the downside of fame, whilst the uplifting *It Gets Better Every Day* attests to current levels of satisfaction and ambition that flow from almost every sentence. 'I'm earning money now, I'm going on a nice holiday and I've got a beautiful new kitchen,' she explains. 'Things seem right now on my own terms, and I'm never going to be taken advantage of again.'

With a new UK tour having just started in support of her last musical offering, the Bexley-born

star is certainly not dwelling on the past. 'I'm so excited about seeing people smile when they hear certain songs,' she enthuses. 'No night is going to be the same. There's no script involved in any of my shows, nothing like that, so you never know what is going to happen. And there is a big, huge surprise, something that I'm going to be doing on stage that no-one has ever seen me do. I'm not telling anyone anything, but it's going to be jaw-dropping!'

But even with her new album, appearances on

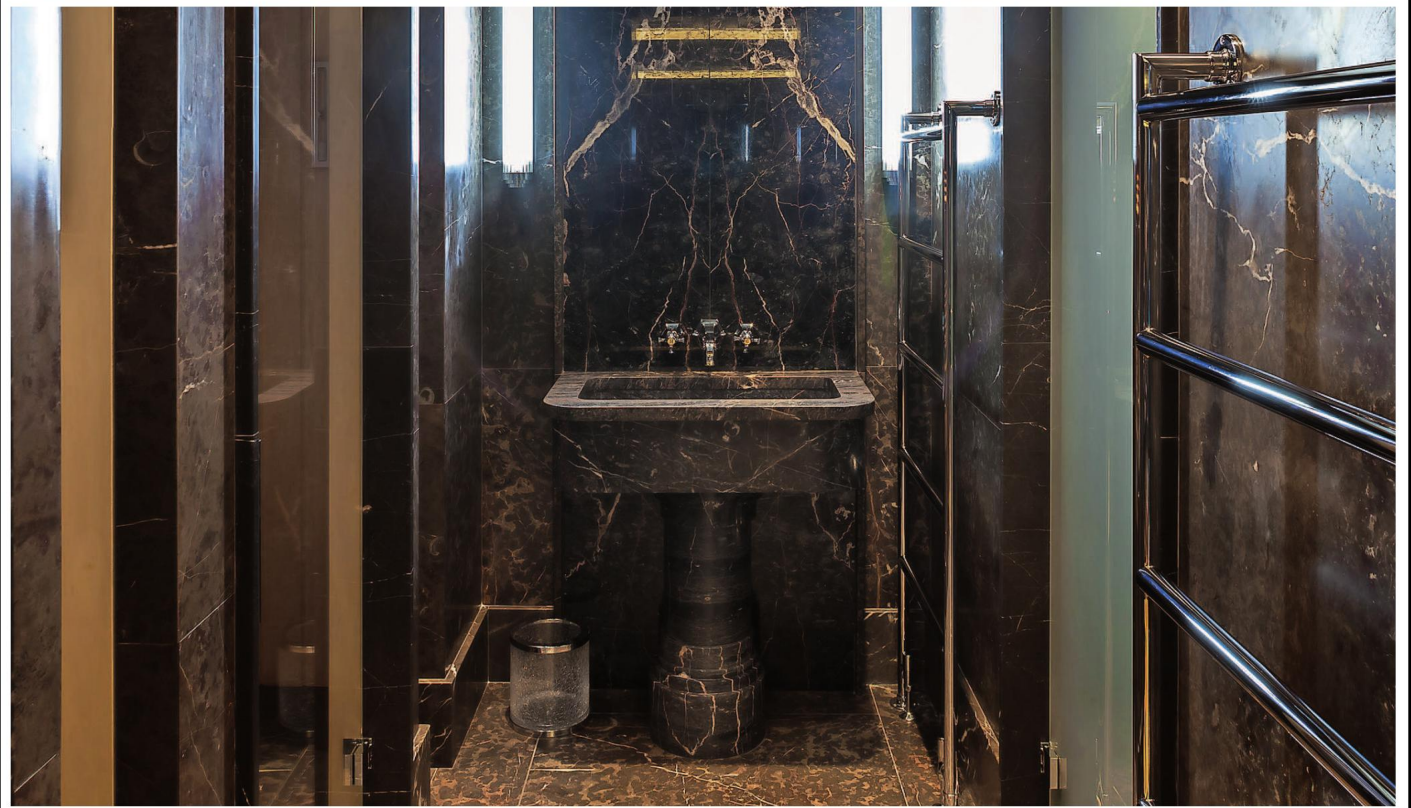
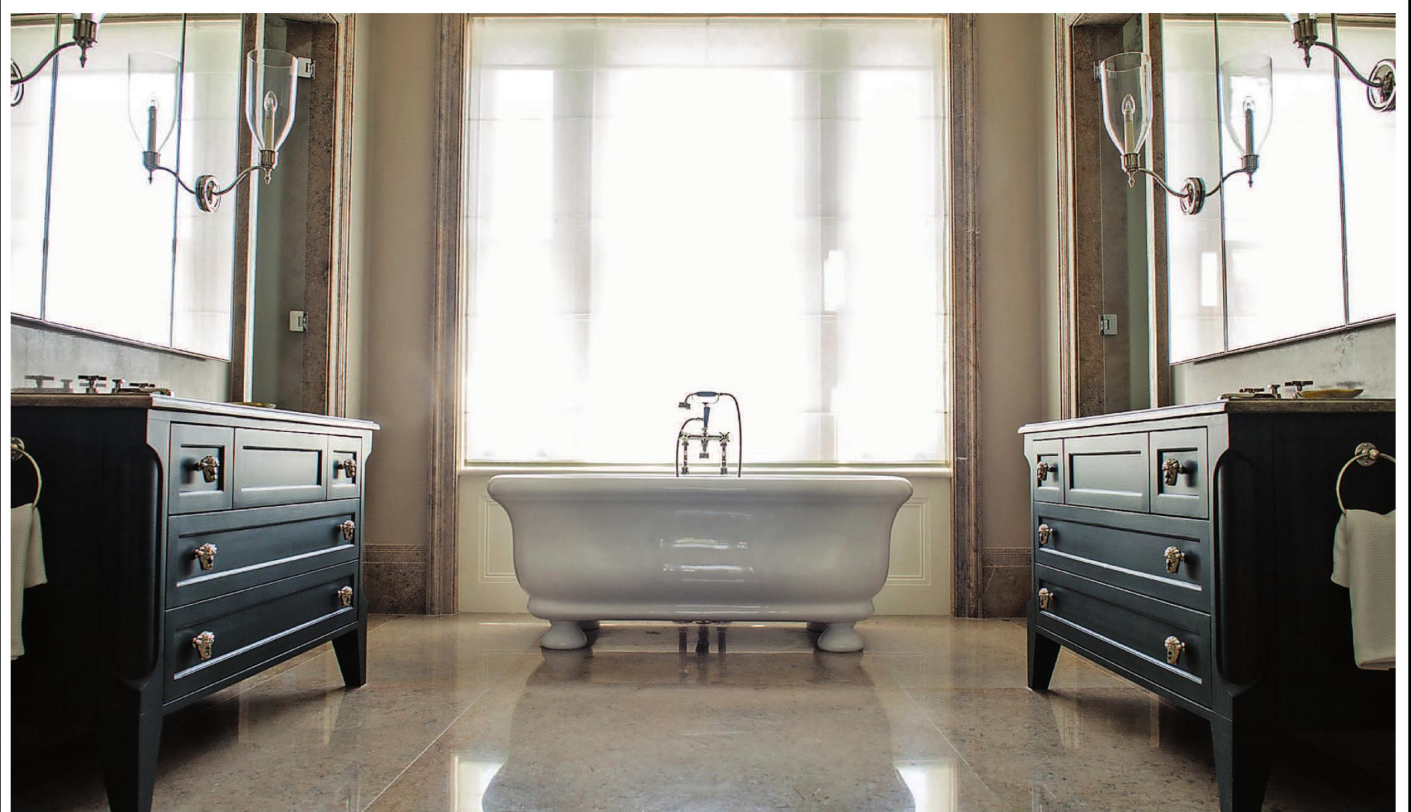
Things seem right now on my own terms. I'm never going to be taken advantage of again

Loose Women, and a generally positive outlook on life, Bailey is making it her mission to remember and recognise her roots as a pub performer. In light of this, her roster of backing singers on tour is made up of musicians that Bailey knew from her days

on the circuit around Kent and east London.

'I know how it feels to be in their shoes,' the 39-year-old explains. 'They enjoy doing what they do, don't get me wrong. But I think there are so many singers out there singing in The Dog and Duck on a Friday night and they're absolutely amazing – but they're just never going to be found in those boozers! So unless they go out looking for it – and that's rare because some people just haven't got that drive and they're a bit stuck in their ways –

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it will probably never happen.

‘I’ve seen that in so many singers,’ she continues. ‘There are a couple supporting me on my tour that I know should be on a much bigger stage, but hopefully that’s what this experiment is bringing. So in just the same way that I was afforded the opportunity, this is a way of me giving it back, yet also a way of showing my appreciation for some of the people out there who are singing in a pub for three hours for £50.’

As well as her touring responsibilities, Bailey has found that her *X Factor* victory opened a door into a world she had always dreamed about – the West End. Last year, art imitated life as the former prison worker took on the role of the formidable Mama Morton in a touring production of *Chicago*, and despite a rocky start she hopes this venture into musical theatre will lead the way to regular work on the hallowed boards of London.

‘My first audition was shockingly bad,’ she laughs. ‘But they worked with me and did a bit of a workshop and I got much better. The next thing I knew, I’d got the part, so they obviously saw something in me.’

‘There are lots of shows I want to do – it’s something that will definitely happen, it’s just a matter of when,’ she adds. ‘My daughter Miley is only two-and-a-half, so I do want to wait until she’s

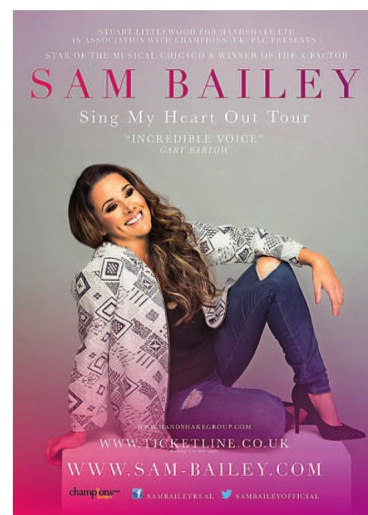
at least school age because it makes it a bit easier for me to go away. My mum lives near the West End as well, so that’s an extra draw – it’s just about sorting out all the boring stuff first!’

And Bailey’s foray into theatre has stirred up a surprising reaction from a member of her family as well. ‘Being in musicals is something that I have always wanted to do, and my daughter has now said she wants to go to theatre school,’ she reveals. ‘I was like “wow, that’s a bit of a turn up for the books” – I never expected that! Perhaps it really is in our blood after all...’

For details of the tour, visit sam-bailey.com



The Bexley-born star found fame on the *X Factor*, but it’s only now she seems content in the industry and is looking forward to going out on tour



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RECOMMENDS

Outdoor activities to put a spring in your step



1 KING OF THE CASTLE

If you want an historical experience as well as an amazing view of London, then head to Severndroog Castle for a day out. Built on Shooter's Hill, one of the highest points in London, it's an 18th century castle that offers inquisitive visitors a cityscape and the opportunity to enjoy beautiful countryside scenery all at once.

Castle Wood, Severndroog Castle
SE18 3RT; 0800 689 1796;
severndroogcastle.org.uk

2 STREET FEAST

When the weather changes, foodies flock to Lewisham's Model Market to enjoy a winning combination of food and fun in the sunshine. There is a vast variety of cuisine catering for all tastes - from burgers to more exotic choices, like ceviche or spicy chicken from Mama's Jerk Station. **196 Lewisham High Street SE13 6LS; 020 7033 3903; streetfeast.com**

3 WATERLINK WAY

Enjoy a leisurely 2.5 mile bike ride through traffic-free paths with a scenic south east London National Cycle route. Starting out at New Beckenham rail station, the Waterlink Way will take you all the way to Deptford Creek and the Cutty Sark via Calford Bridge and the rivers Pool and Ravensbourne. **New Beckenham rail station BR3 1QW; bromley.gov.uk**

4 ENTER THE MAZE

Time for an adventure? Take a guided tour of the atmospheric Chislehurst Caves. Tours leave every hour on the hour, and last for 45 minutes. The caves are a maze of man-made tunnels, originally used for chalk mining. Afterwards, head to the nearby Scadbury Nature Reserve. **Old Hill BR7 5NL; 020 8467 3264; chislehurst-caves.co.uk**

5 STAND TO ATTENTION

Want to experience a new way of working out and capitalise on south London's abundance of green space? British Military Fitness offers various workouts for all fitness levels, including beginners, and they have outdoor bootcamp classes in Greenwich Park and Blackheath. **Greenwich Park, Charlton Way SE10 8QY; britmilfit.co.uk**

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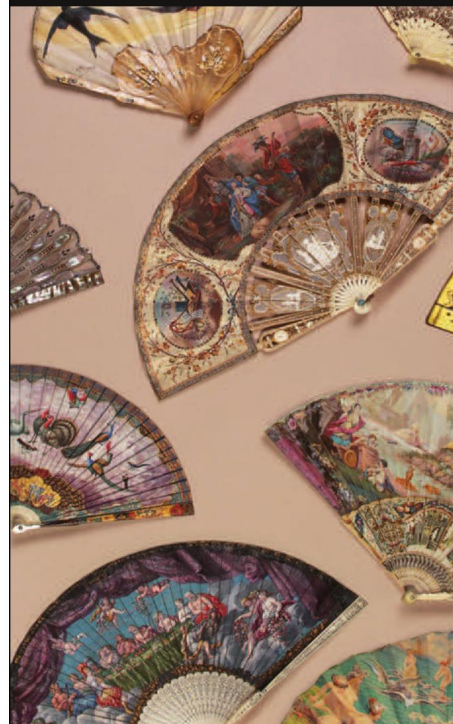
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{THE FINEST EVENTS IN LONDON THIS MONTH}



PHOTOGRAPHY: TRISTRAM KENTON

LIFE IMITATES ART

BalletBoyz present a triumphant show at the Churchill Theatre

BalletBoyz was founded by former Royal Ballet principal dancers William Trevitt and Michael Nunn. Their hit production, *Life*, premiered at Sadler's Wells last year, and now it's on tour once again – luckily for us, there's a date set for Bromley. It's an exciting opportunity to catch the all-male company of ten incredibly talented dancers presenting a powerful, provocative show exploring life and death that is utterly compelling.

Thursday 25 May, Churchill Theatre BR1 1HA; 020 3285 6000; churchilltheatre.co.uk



DO LOOK NOW

To mark 50 years since Pink Floyd released their first single, Arnold Layne, the V&A presents The Pink Floyd Exhibition: Their Mortal Remains. From 13 May this will be an immersive, multi-sensory and theatrical journey through Pink Floyd's extraordinary world, a story of sound, design and performance.
vam.ac.uk



Flower power

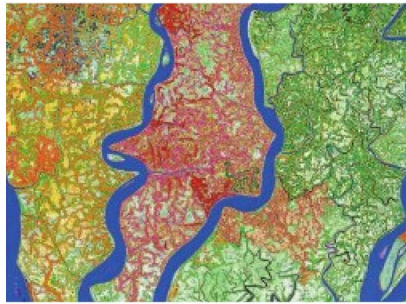
From 23-27 May, discover nine Show Gardens, five Fresh Gardens, nine Artisan Gardens and more than 100 floral displays as the Chelsea Flower Show returns. Among the experts and thrilling displays, the Great Pavilion will again be the jewel in the Chelsea Flower Show crown, a 12,000 sq ft marquee big enough to park 500 London buses, featuring the very best from the world's finest nurseries, growers and florists. See full details at rhs.org.uk



From the Hart

Multi award-winning comedy writer, actor and author Miranda Hart will make her West End debut as Miss Hannigan in *Annie*, opening at the Piccadilly Theatre on 23 May. This is the latest take on the classic story of brave young Annie, and it will be interesting to see Hart's approach to spiteful Miss Hannigan.
anniewestend.com

Find even more great #ThingsToDo in London online at theresident.co.uk



Pani at The Horniman

Pani is the word for water across parts of South Asia. In this thought-provoking display, artist Daksha Patel explores the relationships between people and water. Using vibrant maps and symbols on terracotta, he draws attention to environmental threats, and the challenges encountered by the people and wildlife that depend on this precious resource.

From Saturday 20 May-Sunday 26 May; horniman.ac.uk



CAPTURING LONDON

Photo London was created to give the capital an international photography event befitting the city's status as a global cultural capital. This third edition, running from 18-21 May at Somerset House, will bring together the world's best photographers, curators, and dealers to celebrate the best in photography. photolondon.org

Kate Moss, LA, 1995; courtesy of Atlas Gallery



Down the rabbit hole

The Olivier Award nominated immersive theatre experience Alice's Adventures Underground is back at The Vaults in Waterloo. Fans of Lewis Carroll should book tickets quick, though, as it's set to be a sell out. It's time to rediscover wonderland in all of its magical, nonsensical glory...

alice-underground.com



FAN FAIR

A new exhibition opening on 21 May at The Fan Museum in Greenwich is entitled 'All Creatures Great & Small', and is a celebration of humorous and curious fans decorated with animal subjects. thefanmuseum.org.uk

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Bookworms young and old
are set to gather in
beautiful surroundings



Greenwich, the historic haunt of Chaucer himself, has long nurtured creative writing. Today, growing numbers of budding novelists, poets and playwrights are opting to study at the well-respected University of Greenwich, and this month the Greenwich Book Festival will return for the third year.

Schools Day on Friday 26 May will see the lawns of the riverside Royal Naval College campus completely covered with groups of school children clamouring to see characters such as Kipper the dog and Beetle Queen come to life, to meet their favourite authors, and to create their own illustrations with comic drawing wizard Neill Cameron. They will also be able to discover how books are made, have their faces painted and have a go at story-telling.

On Saturday 27 May, hundreds of adults and families will have the opportunity to hear an amazing range of established and new voices on the literary scene. The festival vibe will be in evidence throughout, with the Queen Anne courtyard filled with food and drink stalls from neighbouring Greenwich Market.

Headliners include big names such as Sarah Perry, who won the Waterstones Book of the Year accolade for her novel *The Essex Serpent*, Lisa McInerney, Bailey's prize winner and author of *The Glorious Heresies*, and renowned violinist Min Kym. Local stars include Eltham-based writer Wendy Moore, discussing her new book *The Mesmerist*, about science and

A WORLD OF WORDS

Literary SE10 welcomes Crystal Palace-based author Laura Barnett to the third annual Greenwich Book Festival

Words MADELEINE HOWELL



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superstition in Victorian London and award-winning poet and fellow south Londoner Sabrina Mahfouz.

Leading this year's popular Friday night 'pool party' event will be acclaimed author Laura Barnett, who shot to fame with the success of her debut novel *The Versions of Us*, which is partially set in her home town of Crystal Palace. One strand of the novel, for example, features a particular pink house on Gypsy Hill that fed her imagination. South east London life permeates Barnett's writing, and she tells me that her favourite restaurant is Crystal Palace haunt Joanna's, where she got engaged to her husband, and that she likes to run up to the Horniman Museum in Forest Hill and is often dreaming of buying prints from the Greenwich Printmakers Gallery.

At the festival, she'll be introducing her second novel, *Greatest Hits*, which will be brought to life with its very own soundtrack that she collaborated with singer/songwriter Kathryn Williams to produce. 'Firstly, it's a novel about a folk rock singer song writer called Cass Wheeler, who is 65 and somewhere in between Joni Mitchell and Kate Bush in my head,' says Barnett. 'She retired from music ten years ago after a personal tragedy and hasn't returned to her music since – until now. It's set over one day in spring 2015 when she's going through her back catalogue. It's her attempt to come to terms with her past.'

The second prong to the book, of course, is the real-life accompanying album. 'It's just been finished and it's phenomenal,' Barnett enthuses. 'Kath is an absolute magician, and it's spine-tingling to hear the songs that I had only imagined before. It's about bringing a new dimension to the reading and listening experience. There are so many ways in which art forms are coming together, and so many possibilities offered by the internet in terms of breaking down genres – so it

It's about bringing a new dimension to the reading and listening experience

just seemed really clear to me from the beginning that if my book was about a musician, then I wanted those songs to exist. I'm really grateful to Kath that she got on board with my crazy idea and agreed to jump off the cliff with me – and I think we've landed with our parachute intact!'

Given her collaborative approach, I ask, would she say that it's also important to bring literature to life through events such as the Greenwich Book Festival itself? 'Very much so,' she says. 'I spent inordinate amounts of time on my own in my study making stuff up in my head, so for me it's amazing to communicate directly with readers. Reading is also a solitary experience, and as much as you might adore a book and perhaps

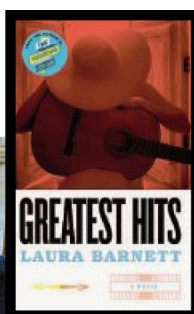
Tweet about it, there's nothing quite like meeting the author and talking to other people about it. I think the literary world is a very lovely one to spend time in, so anything that brings people who loves books together has to be a good thing – we can be a force for good in this crazy dark world!' she laughs.

For Barnett, who knew she wanted to write a novel since she was five years of age, it's also inspiring for budding young readers and writers. 'I've got nephews and a niece myself and they love meeting characters and writers in person – it makes such a difference in terms of instilling that love of reading. The Greenwich Book Festival gets people together in beautiful surroundings. It was really well-attended last year, and fostered some amazing conversations. It's a great way of keeping people connected,' she smiles.

Her third novel, *Salvage*, is in its early stages and has seen Barnett visit a number of south London salvage yards including some in Dulwich and Sydenham, as well as at the LASSCO (The London Architectural Salvage and Supply Company) site in Vauxhall to garner ideas.

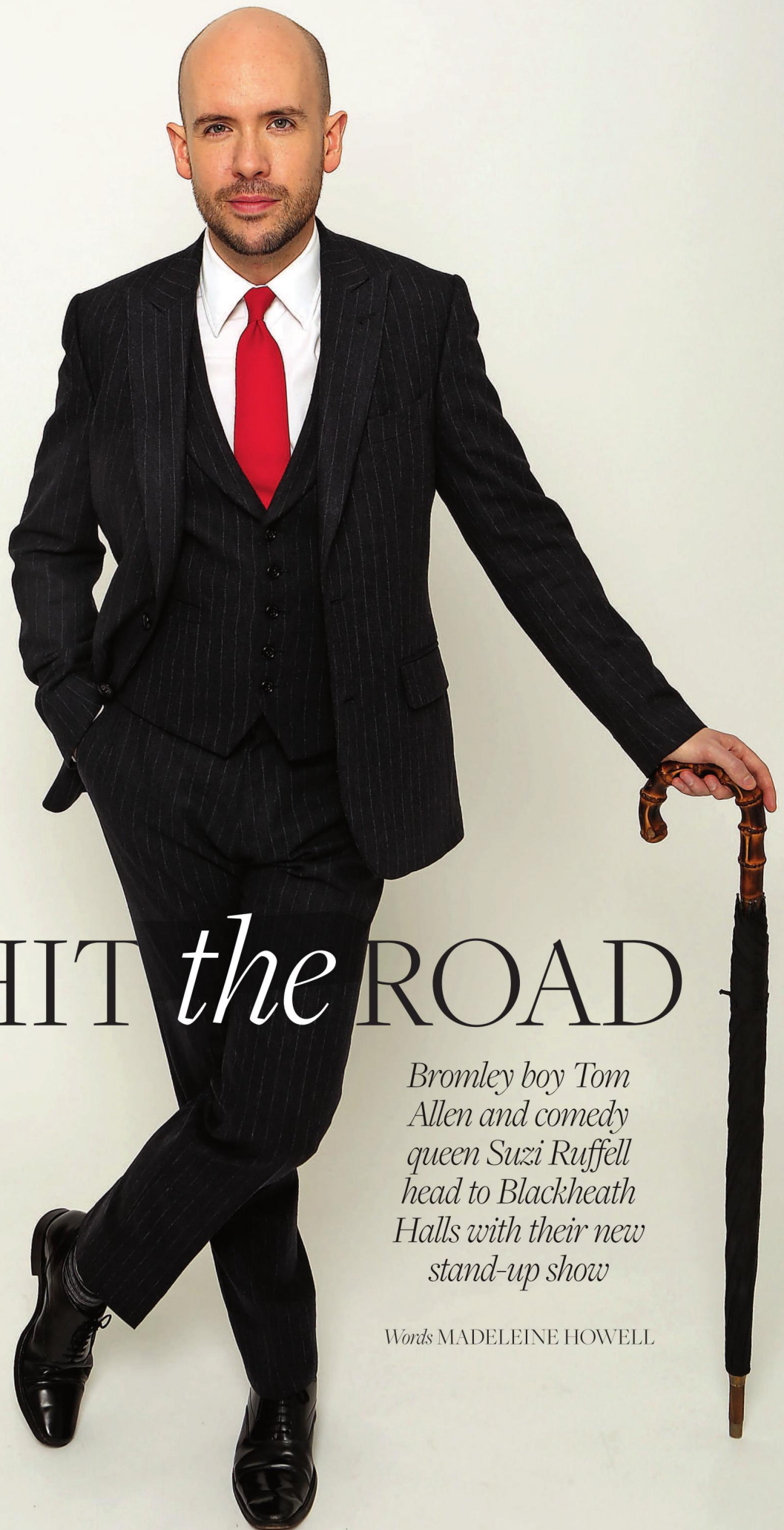
It seems that south Londoners have much to be proud of when it comes to literary heritage both past and present – so don't miss the chance to find out more and perhaps even to source some ideas of your own at the festival...

Visit greenwichbookfest.com to book tickets



The Greenwich Book Festival brings to life books and characters





HIT *the* ROAD

Bromley boy Tom Allen and comedy queen Suzi Ruffell head to Blackheath Halls with their new stand-up show

Words MADELEINE HOWELL

Tom Allen and Suzi Ruffell, darlings of the Edinburgh Festival, will present their hotly anticipated new show, *Hit the Road*, on Saturday 13 May at Blackheath Halls. Such has been the sell-out success so far that at the time of writing more tickets have been released as they embark on their double header UK tour. The pair are also the hosts of hit podcast *Like Minded Friends*, and Allen, who first trained as an actor with the National Youth Theatre, is particularly excited to be touring to a venue so close to where he grew up.

In fact, he tells me, Bromley was the starting point for much of his viciously funny material. ‘I talk about how I’ve been living at home with my parents in Bromley and how it’s been a return to my childhood stage – I’ve had to regress slightly,’ he self-deprecates. ‘It’s based around a party that I went to with my parents, where all of their friends wanted to talk to me, mainly about being gay, and how I managed to get stuck in the downstairs toilet. A disaster!’

During our brief chat, it becomes clear to me that Allen would brighten up even the duller dinner party with his signature brand of theatrical wit and keen insight. Much of his skill is in his dextrous delivery and sense of timing. Although clearly not too happy to have returned to his parental home, he is incredibly fond of other artists that have emerged from the leafy borough that is BR1. ‘I think Bromley is famously – what’s the word – surburban,’ he says. ‘So it comes as a surprise that it has given birth to people like David Bowie, Hanif Kureishi and Siouxsie Sioux. I suppose they’re all people who have done interesting things to challenge the boredom of every day life.’

As someone who has always been

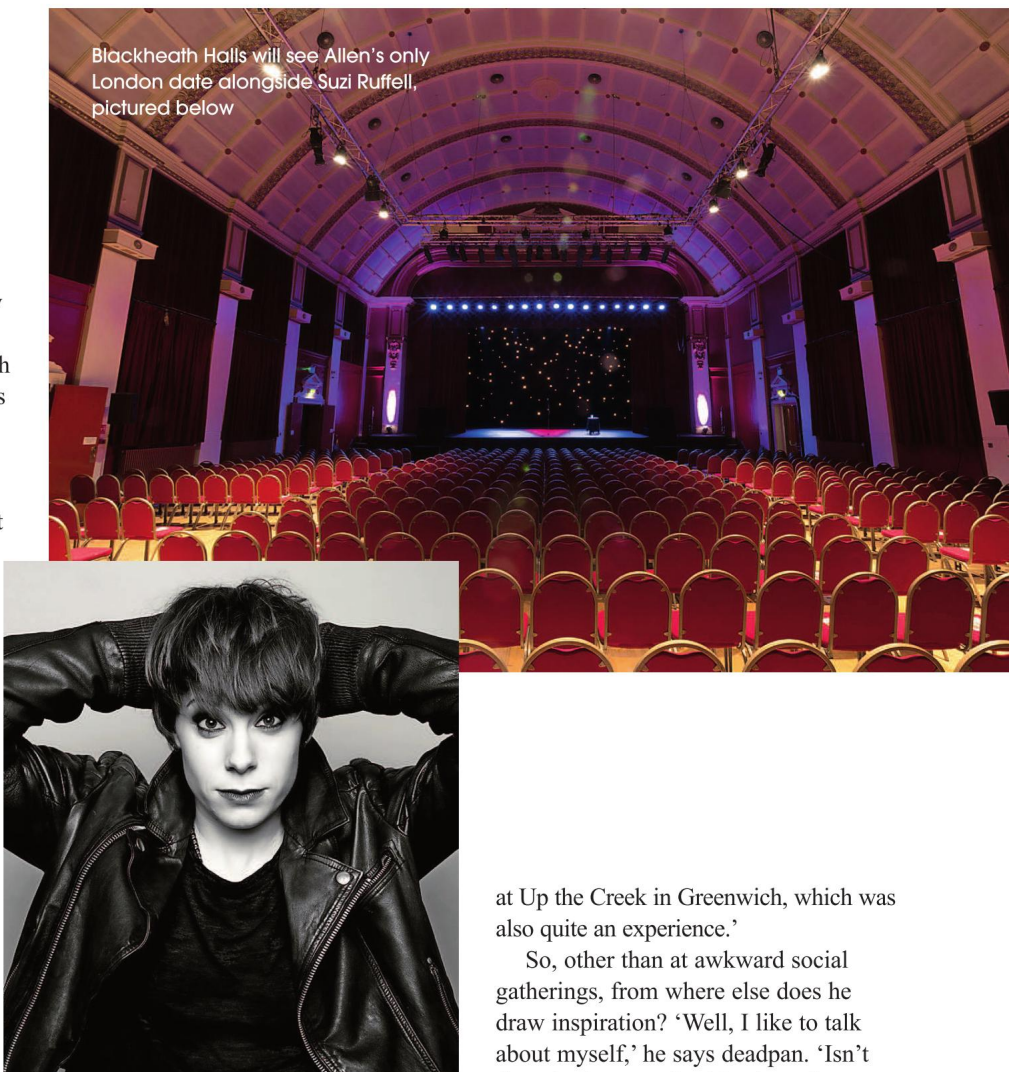
*Comedy is at its best
when people laugh
because they can
connect with it*

drawn to laughter, stand-up was the natural course for Allen to take. ‘It was a way to communicate with people when I was growing up and to break down social barriers – if that’s not too grand a thing to say. And apparently it’s very good for you. I thought I wanted to be an actor growing up, but then I realised I was just a show-off really.’ Allen also admires the likes of Victoria Wood and Alan Bennett: ‘I like the way that they see the foibles in people’s ways,’ he

says. ‘I’ve also always enjoyed Kenneth Williams and Frankie Howard.’

The Blackheath date is one that Allen eagerly awaits. ‘Blackheath was always the aspirational place up the road where all the posh people lived, in their gated enclosures,’ he laughs. ‘It’s very exciting. The nearest place I’ve performed before is

Blackheath Halls will see Allen’s only London date alongside Suzi Ruffell, pictured below



at Up the Creek in Greenwich, which was also quite an experience.’

So, other than at awkward social gatherings, from where else does he draw inspiration? ‘Well, I like to talk about myself,’ he says deadpan. ‘Isn’t that nice? But really, it’s about the human experience. All of us have insecurities and things we’re worried about – what we think about other people, or what we worry about them thinking about us. It’s that sort of thing that interests me,’ he reflects. ‘I also get quite angry and quite snobby about the way people behave sometimes. I think everybody has had an experience of feeling frustrated at their fellow human. I think comedy is at its best when people laugh because they think “oh, I think that” or, “I feel that too”, and they connect with it, and don’t feel so alone.’

Next on the agenda, Allen is busy writing his latest show to premiere at Edinburgh. ‘My only hope is to be busy,’ he tells me. ‘I find if I sit around too much that I get very introspective.’ Fierce, feisty and fabulous – his is a show you’d be mad to miss.

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JENNY ECLAIR

Reflecting on life past and present

By the time you get to read this, I shall be in Melbourne at the International Comedy Festival 2017, where on rare days off, I can catch a tram to St Kilda beach and eat grilled cuttlefish. In its natural live state, the cuttlefish is a contender for weirdest looking marine creature. Go on – Google it. First time I did, I nearly jumped out of my skin. How that thing ever ended up in a budgie cage or on a plate I shall never know.

But how we all end up where we do is always a bit of a lottery. I had my own down-the-rabbit-hole moment a couple of weeks ago when I was filming a piece for *The One Show*, which involved going back to the flat where my daughter was born.

It's been 26 years since I last slid the key into the door, over a quarter of a century – which is peculiar, because it feels like ten minutes.

The current owner had generously lent us (me, the old man, the daughter and the film crew) a set of keys. It was odd to step into a place that was entirely transformed, yet instantly familiar. The kitchen had been knocked through into the sitting room and the bathroom had slid sideways, but the sunlight streamed in through the windows just like it always did and the wooden floorboards which Geoff first sanded 35 years ago (before I moved in, thankfully) were the same worn honey colour, and the fireplace was just as we left it.

What was fascinating was to see someone else's

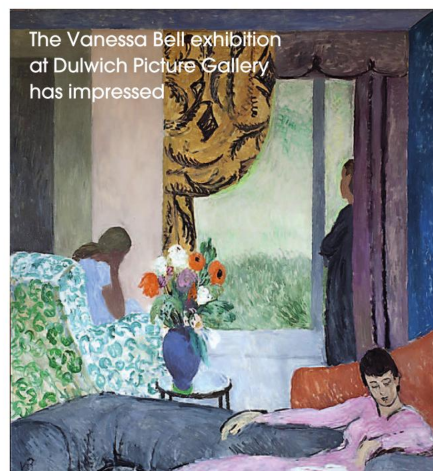
life so firmly imprinted onto a space that we knew so well. It helps of course that the present occupier is a writer and the place is lined with books and gorgeous things, and that there is a new baby in residence who will one day be as old as our girl is now – and, who knows, may have moved far away, unlike us, who all these decades on live on the next parallel road.

In other news, my fabulous Monday morning five-week art course at The Dulwich Picture Gallery is over. Those classes were the best money I have ever spent on anything and at the end of our ten hours of painting 'The Expressionist Nude' we got to take our pictures home. Sadly mine is too large to stick under a magnet on the fridge, so my sister is getting it framed for her 60th – lucky girl.

Talking about the Expressionist Nude, the Vanessa Bell exhibition there is a must-see. I've seen it three times already and will probably go back. She's magnificent – and what's even more

encouraging for someone who paints like a baby (like me) is the fact that even Vanessa Bell had her Achilles heel, or should I say Achilles hands (sometimes she crops them out, sometimes they look like sausages, sometimes she just blurs them or drops them behind sofas). It's this that makes me love her stuff even more, because the older I get, the more I like to cling on to the fact that there is beauty in imperfection.

It was fascinating to see someone else's life so firmly imprinted onto a space we knew so well



The Vanessa Bell exhibition at Dulwich Picture Gallery has impressed



The Peckham Rye Music Festival is now in its second year, and is set to welcome diverse new genres





GOOD VIBES

Why Peckham is both hot property and fertile ground for music and creativity right now

Words MADELEINE HOWELL

Few saw it coming, but Peckham – the famous stomping ground of the loveable and perpetually hopeless con merchant Del Boy – was recently named as the best place to live in London by *The Sunday Times*. Many of its homeowners are now, indeed, millionaires, or at least on the right track. The average price of a semi-detached property is currently £967,550, according to Rightmove at the time of writing. Derek Trotter would be jumping for joy. Fortunately, creativity and community spirit is still going strong too.

For Glenn Middleditch, a former BBC radio producer and the founder of the Peckham Rye Music Festival, it's the place to be, and he's incredibly proud to be a part of it. 'I don't want to rely on clichés, but there's a real sense of it being a "hotbed of creativity". As cheesy as that line sounds, it genuinely is,' he insists. Cliché it may be, but with other projects like Peckham Levels from the creators of Pop Brixton also making waves, he's clearly onto something.

The inaugural music festival was celebrated as a runaway success, and lauded for its good-natured, carnival atmosphere. This year, from 12-21 May, it will be even bigger and better, with the exclusive use of outdoor space and an

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Axel Bowman, DJ GILLA and Children of Zeus are set to make appearances

extra rooftop in Copeland Park, and a wider variety of music on offer as well as fringe events, exhibitions and workshops in the likes of video art and pottery throughout the week.

The idea, Middleditch tells me, came to him organically one night at SE15 haunt The Nines, when he attended an event that saw numerous local record shops including Rye Wax, YAM Records and Do!!You!! records come together. ‘There was a certain vibe that came from seeing them all together that made it feel really special,’ he reflects. ‘I was like, “Hmm, I wonder if we could do this on a bigger scale?”’

The concept is simple. ‘What we’re trying to do is bring all of the creativity together to punch above our weight and get people to take notice, and to discover stuff that happens around the corner

What we’re trying to do is bring all of the creativity together to punch above our weight

from them that maybe they haven’t come across before. Although it’s musical, it’s about making and doing as well.’ Long-term, Middleditch is looking to draw inspiration from the famous South by Southwest festivals, which put Austin in Texas on the map by innovatively converging artists from the music, film and visual industries.

When it came to the music last year, Middleditch (who has worked on everything from the Proms through to Radio 1’s Big Weekend, but in his spare time has always nurtured a passion for underground house and techno) went with what he knew. ‘I kind of went for my own record collection really. I was a little bit like a kid in a sweet shop,’ he admits. ‘I booked my dream line-up, which leant towards the house and techno side of things, although I’ve got quite eclectic taste.’ In 2017, the



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South east Londoner, saxophonist and producer Laura Misch

line-up is expanding to include more genres. 'We've got a reggae stage on the Friday with a happy, friendly ska sound. All we need is a little bit of sunshine and we'll be well away! On Saturday there's a world music feel, so there'll be Afrobeat sounds and a bit of jazz. If you listen to Gilles Peterson's show on 6 Music, you'll know what to expect.'

On the Sunday of the main weekend, the festival be hosting Secret Sundaze, London's infamous Sunday daytime party. 'It just made perfect sense to bring

All we need is a little bit of sunshine and we'll be well away

them down,' says Middleditch. 'They put on the first party that I came to in Peckham on the roof of the Bussey Building. They're just the best DJs around for a great Sunday daytime bash. What I love about the area, and the Bussey in particular is a champion of this, is varied programming. On a random Friday you might get some pounding techno, and the next day you'll get funk and soul.' He's not kidding – the Bussey Building is home to everything from vintage markets and yoga studios to all-night parties.

It seems that now is the time to celebrate one of London's most exciting postcodes – and who knows what it will be like this time next year?

Book tickets at peckhamymusicfestival.co.uk

Don't miss Sunday daytime party legends Secret Sundaze



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348 Camberwell New Road SE5 0RW; 020 7274 3222; ratrecordsuk.net

MI CASA, SU CASA

Dulwich artists will be opening their doors to the public this month, the perfect opportunity to pick up something unique for your home

Words LUCY ALLEN

This year's Dulwich Festival Artists' Open House – running over the consecutive weekends of 13-14 May and 20-21 May (dulwichfestival.co.uk/artists-open-house) – will see over 250 south east London-based artists open their homes and studios, giving us an opportunity to view their work and talk to the makers themselves about their creative processes (plus find something original for our own homes). To get in the mood, we spoke to five of those participating to learn more about their work and why they are keen to be involved in something like the Dulwich Festival...

Jo Lewis's work is inspired by water and is created outdoors



Charlene Mullen creates luxury homewares that are a joyous mix of pattern and colour



JO LEWIS

Artist Jo Lewis works primarily with paper and watercolour and uses the ebb and flow of the River Thames as inspiration for her painting. Drawn to shorelines, the places where water and land collide, her work has evolved from a life-long love of being in the landscape.

Water is an important theme in your work. Why do you think this is? I'm not sure why, and that's maybe why I'm still doing it. It's both experiential in that it's about being in that place of flux and movement at that moment, and yet it's also indexical, in that I'm trying to find ways to let the water 'write' its own record. Water makes up two-thirds of our bodies: there may be something in that connection.

Which materials do you prefer using and why? Watercolour is a medium I love – it is very 'honest' in that everything you do is evident, and yet it is also a very humble and portable medium. It doesn't require a room full of equipment or expensive stuff – I can literally pack a small rucksack and go. I feel the same way about paper and ink.

What do you like about being involved in the Dulwich Festival? I always love the fact that people actually bother to come and see the work. The only downside is that because I'm here I don't get the chance to go out and do the same thing.



CHARLENE MULLEN

Charlene Mullen is a homewares designer specialising in textiles and embroidery. After a career in the fashion industry, she set up her own studio designing luxury homewares in 2008. Since then she has won international acclaim having work shown in London, Paris, Milan and New York, as well as being featured in leading interior design publications worldwide.

Where do you get your ideas and inspiration from?

It's from a lifetime of just looking at things. I love pattern and colour and going to see exhibitions. We are so lucky in London to have amazing exhibitions on our doorstep, for example a recent exhibition at the V&A on medieval embroidery and the Joseph Frank exhibition at the Fashion Museum in Bermondsey. I'm influenced by artists like Edward Bawden, Stig Lindberg and Saul Steinberg.

Is pattern something you have always been attracted to?

I am very influenced by blackwork, a form of embroidery from the Elizabethan period, a technique that came over to England with Catherine of Aragon to Henry VIII's court. You can see examples in Holbein paintings of people wearing blackwork-embroidered clothes. There are also samples found in the V&A.

What are you currently working on? I've been working on some design ideas for new cushions, block prints and some big sampler panels. We are also working on a jacquard accessory for Case Furniture which is coming out in May.

Why do you like being involved in the Dulwich Festival Artists' Open House? It's so great to meet local people and open your house up. I get lots of things out that I might not have in the shop as you never know what people are interested in.

LUCY DU SAUTOY

Lucy du Sautoy is an artist living and working in south east London. She graduated from The Art Academy in 2015 with a First Class Diploma and the same year she had her painting 'Daydreaming' on show at the Royal Academy Summer Exhibition.

Describe the way you work and how you create your images? I have always worked from photos. I don't want to make something photo-realistic, but photos give me the information I need to make a painting. I manipulate photos in Photoshop, by cropping, blurring bits out, and altering colour saturations. It is relatively easy and it gives me a good sense of the composition, and whether what I have in mind can work as a painting.

I try to paint what our eyes might see when we are daydreaming or distracted. I deliberately blur out areas and try to bring other details forward. Even though I use photographs to make the painting, I don't want my paintings to look like a photograph. I want people to be able to enjoy the medium as much as I do.



Lucy du Sautoy's paintings start from photos and have a real daydreaming effect



How do you know when your painting is finished?

It's very difficult. But I think it is essentially down to gut feel. I recently created a series of four paintings of doodles drawn on a foggy condensation-covered window. I built the paintings up in layers using stand oil. I was working across all four, painting in rotation so that I always had a painting which was dry and ready for another layer. It was quite difficult to know they were 'finished,' because inevitably one or two paintings would seem to have an advantage over the others. They had to work as a series, but each also had to be successful in its own right. There were times when I thought I might just keep going round and round all four paintings in a cycle and never be finished! In the end I felt they came together.

What do you like about showing your work in the Dulwich Festival? Showing your art is incredibly nerve-racking and exposes the core of you as an artist on a very personal level. But I would encourage anyone who enjoys making art to show their work. After all, all art is made to seen, so share what you love with others.



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Using stitching and luxurious materials, Emily Jo Gibbs creates still life works with a difference

EMILY JO GIBBS

Emily Jo Gibbs is a textile artist, who has established an international reputation for highly detailed and exquisite portraits and still lifes. Her work has received critical acclaim, and is in several museum collections including the V&A.

Describe your process of making work? My portraits are made from photographs. I like the person to be relaxed and straight-faced, so I try to put the sitter at ease and to take the shot quickly so the person doesn't get bored or stiff. When I have the right shot I make a collage from silk organza, layering the pieces to create colours and shapes. I then hand stitch the detail and trap the edges and pieces as I go. I change my thread colour often and really refer to the photograph or the object if I'm stitching a still life to get the right colours and tones. I often draw my still lifes first and then stitch, referencing the actual objects.

What kind of materials do you use? Primarily I use layers and pieces of silk organza hand stitched on to a linen ground. I use ordinary sewing thread as opposed to embroidery silk; I like the fineness and matte quality it gives you.

What are you currently working on? Last year I collaborated on a project with Bridget Bailey that resulted in a pair of pincushion portraits, looking at depicting a person through their



workspace and tools. The pincushion is a vital tool if you are working in textiles, they are often beautifully made in tiny needle point. I was interested in how I would represent stitch with stitch, but also how in doing so I imbued the already lovely object with greater reverence. I am now taking this idea forward and making more still lifes like this.

How long have you been involved in the Dulwich Festival Artists' Open House and what do you enjoy about doing it? Maybe five or six years now. It is so lovely to meet so many really warm and friendly people who make the effort to come and see what you've been up to. When I first took part with my then new portraits and still lifes, a few people who I'd never met before gave me such lovely generous feedback. That was something that gave me real confidence that I was heading in the right direction.



LUCY BAINBRIDGE

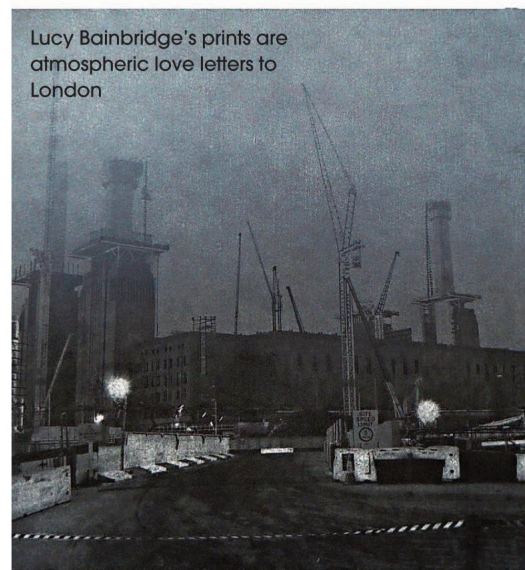
Since graduating from an MA in Print at Camberwell College of Arts, Lucy Bainbridge has become an established printmaker making atmospheric cityscapes.

What kind of mood are you trying to create with your work? I like playing with different lights, whether it's first thing in the morning or at dusk. The periods when you are going from one thing to another. All of them are cityscapes of London because this is where I live and work. London is constantly changing. I like pausing it for a minute, knowing that it's not going to be the same in a few months' time.

Are you drawn to particular locations? I live in Kennington and my studio is in West Norwood. Because I'm interested in first thing in the morning or the evening it needs to be somewhere I can get to relatively quickly. That's the main reason they started off being set by the Thames, but I really like the openness of the Thames as well, the way you get a bit of a gap between the buildings. I like to have some space and a view with some distance in.

What do you like about Artists' Open House? I've done it for years. I started off doing it in a friend's house, when the festival was tiny, before I had my studio. It must have been about 12 years ago. Over time, it's got bigger and bigger. There are such nice people who come round, they are really interested in what's going on. I'm always surprised at how busy it is. There is a really loyal following of people who want to collect work.

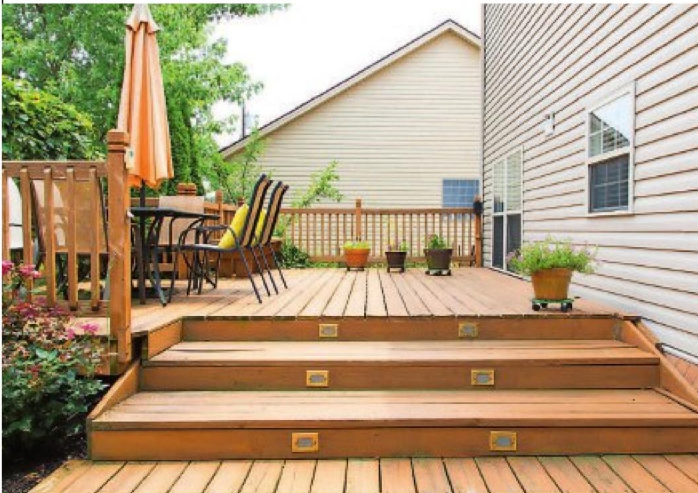
Lucy Bainbridge's prints are atmospheric love letters to London





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HAVE YOUR CAKE...

Great British Bake Off finalist Jane Beedle welcomes us into the Beckenham home she completely transformed with her husband

Words MARK KEBBLE

It seems only apt that, when meeting Jane Beedle, we start in the kitchen. 'It is such a family space,' she smiles. 'The breakfast bar is the place the family hang out and chat when I am cooking or baking. As for practicality, I have plenty of oven and fridge space and stacks of cupboards for storage. But I confess,' she adds with a laugh, 'I am not the tidiest person, so open the doors at your peril!'

Beedle has lived in Beckenham for nigh on 27 years, but last year she became a local celebrity thanks to reaching the final of the hugely popular *Great British Bake Off*. Despite losing

out to Candice Brown, the experience has opened up a whole new world for Beedle. 'One of the joys of appearing on the *Great British Bake Off* is that people feel that they know you and are able to say hello, and I can honestly say I have loved every minute of it,' she says. 'Who knows what the future may hold, but I am enjoying the opportunities that are coming my way and I'm delighted to be invited to bake on *The Lorraine Show* on a regular basis. Whatever happens I will always bake, it is one of my passions.'

This six bedroom Beckenham home is probably on that list of passions too, considering how much work Beedle and

her husband have put into it. 'The house had belonged to the Conservative Association for over 60 years and they had divided it into two sets of offices,' she explains. 'You can imagine the amount of work we had to do converting it back into a family home.'

'We had no bathroom or kitchen, but lots of ladies and gents toilets! The bottom of the stairs had been closed off so there was no access to the top floors from the ground floor. Fortunately we were allowed to remove the partition wall and build some makeshift steps two days before completion – had we not been able to do that we would have had >

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The property on Beckenham Road was completely transformed into a six bedroom house over three floors



to go out of the front door and in the side door in order to get to the bedroom. It was a huge project and we lived in the house while it was being renovated. Looking back I think we were crazy!’

With all the attention that has come Beedle’s way thanks to her baking skills, it’s easy to forget about her day job as a garden designer. Lucky, then, that this property has a rather fantastic outdoor space. ‘It is the first time I have had a south-facing garden and I love it,’ Beedle enthuses. ‘It is just the right size for me: not so big that it is overwhelming, but large enough to satisfy a gardener with a love of plants.

‘The garden has changed completely,’ she continues. ‘It hadn’t been cared for at all. The far end had been used as a dumping ground and we dug up everything from old telephone switchboards to broken bicycles. Much of it was covered in self-seeded saplings and some of the most undesirable garden weeds. While we were working on the house we concentrated on killing the

It was a huge project. Looking back I think we were crazy to take it on

weeds. It looked like a wasteland, but it paid dividends. We don’t have to fight the weeds so much now!’

There’s plenty to impress inside the property, too. The period features, in particular, stand out. ‘The period features are one of the reasons we have always

loved Victorian and Edwardian properties,’ Beedle says. ‘We were extremely fortunate that many of them were still here when we moved in. We did trawl reclamation

yards for various bits and pieces and were very lucky to find a matching pair of fireplaces for the sitting room and dining room. The reclaimed doors from the sitting room into the garden are a new addition, as are the outside iron steps. Where the cornices were missing, we found a local craftsman to replace them.’

Those touches all help to make the

three reception rooms warm, comfortable and perfect for family living. Colour is used sporadically throughout to add dramatic effect too. ‘We only really have colour in the family bathroom and the kitchen, most of the rooms are very neutral,’ Beedle explains. ‘It enables us to ring the changes and add flashes of colour with the soft furnishings or paintings without clashing with the decor.’ All the bedrooms are large, with Beedle explaining that two of them have been used as work spaces. ‘The advantage of these old Victorian houses is that the rooms are generously proportioned,’ she adds.

There is plenty to admire in the property, but we end where it all began. ‘I would have to say the kitchen is my favourite room,’ Beedle smiles. ‘It’s where I spend the most time when the family are home.’

Beckenham Road, BR3, is on the market for £1,395,000 with Foxtons; 020 8613 6262

A vintage-style bathroom with a copper bathtub, a wicker chair, a chandelier, and various plants. The bathtub is the central focus, with a brass faucet and a small plaque that reads "CATCHPOLE & RYE KENT ENGLAND". The room has a rustic feel with a brick wall and a tiled floor. A large potted plant is behind the tub, and a wicker chair is to the right. A chandelier hangs from the ceiling, and a glass bottle sits on the floor next to the tub. A decorative screen is on the left.

BATHING BEAUTIES

*Clean up the look of your bathroom
with the latest ideas for making your
washroom a little less of a wash out*

Story KARA O'REILLY

CATCHPOLE & RYE
KENT ENGLAND

Opposite page

COP THIS

The design cognoscenti are still embracing softer metallics such as copper and brass. And what could be more glamorous than a bath in one of these finishes?

The Copper Bateau, from \$4,500, catchpoleandrye.com

This page
BACK TO BLACK

Deeply pigmented hues are the colours of choice for the chiciest interiors and, as this scheme shows, can make a real impact when put to use in a bathroom. Just ensure you have good lighting to compensate for darker walls.

Atlantic basin and washstand with glass legs, \$1,700; Domino wall tiles in black gloss, \$125 per sq m; Abbey floor tiles in Woburn, \$90 per sq m;

Xaviera lights, £225 each, and

Bastide mirror, £900, all firedearth.com



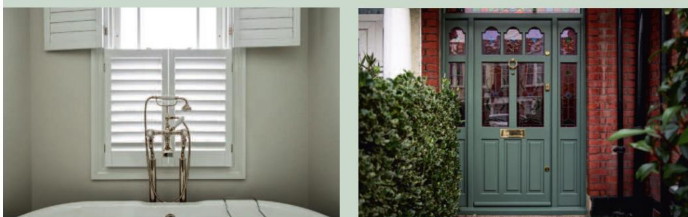
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Clockwise from top left

BRIGHT STUFF

There's a bit of a backlash against simple white bathrooms at the moment, with designers re-introducing pattern and colour in a big way. Embrace the trend and choose a saturated shade for the exterior of your bath and set against a contrasting colour on the walls. Remember: if you grow tired of either, re-paint for a completely different look.

Bute double-ended cast-iron bath, from £5,490, drummonds-uk.com

WINNING PAIR

Take the 'yours 'n' mine' sinks idea up a level. Be inspired by the designs of boutique hotel bathrooms – in this case, Hotel du Vin – and, if you have the room, think about installing a pair of facing slipper baths. All the better for sharing a soak in style.

Astonian cast-iron slipper baths, £1,397 each, astonmatthews.co.uk

HOT TUB

The new take on a freestanding bath: generously proportioned, with minimal, modernist lines. It's the contemporary way to introduce a bold focal point into your bathroom.

Edge bath, from £3,925, vandabaths.com





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Clockwise from top left

VANITY CASE

Now here's an idea: why not incorporate your dressing table into your bathroom scheme? After all, the bathroom is often the best-lit spot in the house – good for applying make-up – and, with clever design, a dressing table area can result in additional storage.

See more bathroom ideas in *The Perfect Bath* by Barbara Sallick (Rizzoli, £35). Sallick is the co-founder of bathroom specialists, Waterworks, waterworks.com

SPACE SAVER

Maximise all the space in a small shower room by choosing a wall-mounted design that fits into a corner making the most of this underused area. This corner unit is part of a range of five different-sized sink units, with the options of a walnut or eucalyptus finish – which give a nod to mid-century modern design.

Svelte wall-mounted corner unit, £1,275, bauhaus-bathrooms.co.uk

ON THE TILES

Mix and match your tile styles for an eye-catching look that introduces a design element to the room without it being too overwhelming. The key to making it work is by ensuring the tiles you choose are all from the same family of materials or colour.

Leighton freestanding bath, £2,499; basin with nickel-plated washstand, £1,914; and high-level WC, £2,160, all thomas-crapper.com



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Heal's has a long pedigree for supporting and stocking the best in home design and this year it celebrates with Heal's 100 – the ultimate edit of 100 products sold at Heal's both past and present, whether big-name design icons or own-label pieces.

**On show at Tottenham Court Road
8 May-8 June, heals.com**



Between the sheets

Heritage bed linen brands Yves Delorme and the Monogrammed Linen Shop have joined forces to launch a flagship store on Walton Street. The luxe new shop showcases the full mainline collection, the monogrammed pieces and the couture range, allowing you to create your own bespoke bedding from the fabrics, sizes, colours and embroidered details of your choice. So, if you are looking to upgrade your bedding, you now know where to go: 158 Walton Street, SW3.

Entrelacs bed linen, from £220 for the duvet cover. uk.yvesdelorme.com



HOMES NOTEBOOK

Kara O'Reilly rounds up the latest in interiors

AVE
MARIA

Hats off to Harvey Maria – the vinyl-floor company has followed up on the success of its Parquet collection by pattern designer Neisha Crosland with a brand new design, Check. Crosland has taken inspiration from timeless tiled flooring designs for her geometric motif. Practical flooring with panache – what's not to love? Check vinyl floor tiles, £44.80 per sq m, harveymaria.com



Graphic designs

After a chance meeting while on holiday in Cornwall, Deborah Fiddy, co-founder of silk bedding specialist Gingerlily, has collaborated with textile designer Alice Selwood to come up with these rather striking limited-edition embroidered silk cushions.

£469 each, exclusively available at Harrods, harrods.com



Intersperse plants with favourite objects for a more personal display.
From left: Aloe vera, Echeveria, Portulacaria afra 'Variegata' (elephant food) and Zamioculcas zamiifolia. Platycerium bifurcatum (staghorn fern) in the hearth

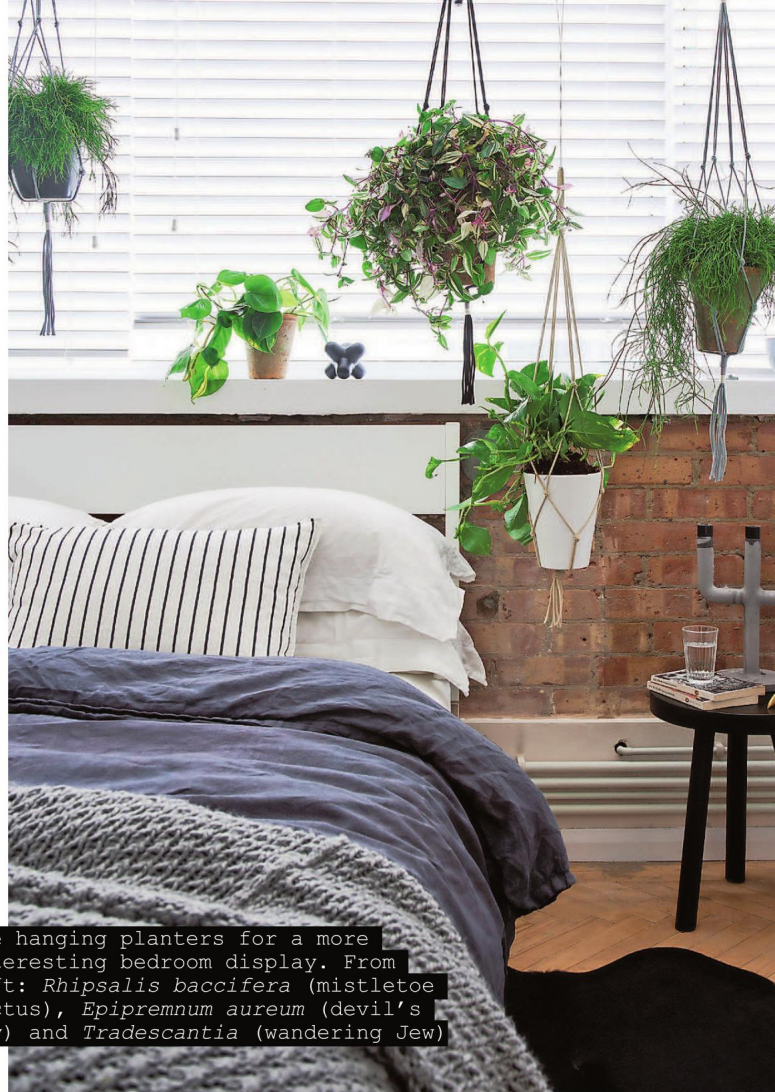


TIP: Use tepid water for watering and never leave a houseplant standing in water. Less is more; the general rule of thumb is if the top of the compost looks dry and powdery, you need to water

GREEN HOUSE

There's no doubt about it, houseplants are hot. In this extract from her new book, Kara O'Reilly gives some introductory pointers on creating an indoor plant scheme

Use hanging planters for a more interesting bedroom display. From left: *Rhipsalis baccifera* (mistletoe cactus), *Epipremnum aureum* (devil's ivy) and *Tradescantia* (wandering Jew)



Choose humidity-loving plants for a bathroom. From left: *Tradescantia* (wandering Jew); *Hedera helix* (English ivy); *Nephrolepis exaltata* (sword fern); *Schefflera* (umbrella tree) and *Peperomia scandens* 'Variegata' (variegated Cupid peperomia)



There is no doubt that houseplants are having a moment. For a nation of gardeners, of recent times we have been surprisingly circumspect when it comes to indoor plants. But with the return of a more eclectic, individual approach to decorating our homes, it was only a matter of time before all those on-trend botanical prints were added to – maybe even superseded – by the real plants that inspired them.

You will have probably observed the creeping return of greenery in the way some of the chicest folk decorate their pads; how all the cool interiors companies are upping the variety of plant pots in their ranges and spotted the resurgence of both terrariums and hanging planters as decorative elements in the design of the most cutting-edge boutique restaurants and shops. Well, now is the time to embrace the trend and run with it in your own home.

TRENDS

The overwhelming design choice is for evergreen plants. Think cacti and succulents, as well as dramatic, larger-scaled plants such as those 1970s favourites, the *Monstera deliciosa* (Swiss cheese plant) or *Fatsia japonica* (castor oil plant). The aesthetic appeal of all these plants is their bold shapes and, because of this, impact within an interior. If you look at them as pieces of living art that can bring additional interest to your home, it becomes easier to know which varieties to choose and where to put them.

DESIGN

Before you rush off to the nearest nursery, take a good look at the space you want your plants to go to get a sense of its overall feel and arrangement. What have been your design influences? What style of furniture do you own? What kind of art have you chosen? What is your main colour scheme? Ditto accent colours? Where, exactly, are you hoping to put the plants?

Next up: the plants. Collect images of the varieties that you are drawn to, as well as containers and plant stands you like, plus planting ideas that appeal – Pinterest is a useful tool for this. Light is incredibly important for a plant's survival, so, before you buy, research whether the proposed position will meet the lighting requirements of each plant. You also have to decide on the care, commitment and time you are willing to give your plants. There is no point in coming up with a striking 'indoor jungle' scheme, say, if you are not the kind of person who is going to regularly dust down, prune and correctly water your plants.

DISPLAY

You don't need masses of plants to make a statement – it comes down to how they are arranged and displayed. And remember that the space between your plants is as important as the plants themselves. Choosing plants of the



Create an indoor kitchen garden with a selection of edible plants, such as *Citrus japonica* (kumquat); *Citrus x microcarpa* (calamondin orange); mixed herbs and *Capsicum annuum* (chilli pepper)



Ceramic wallscape planters, from £16 each, westelm.co.uk

BACK IN VOGUE

Once consigned to the style compost heap, these stalwarts of 1970s houseplant schemes are seriously back in favour. All are evergreen with striking silhouettes

- ASPIDISTRA ELATIOR (cast iron plant)
- ASPLENIUM NIDUS (bird's nest fern)
- CHLOROPHYTUM COMOSUM (spider plant)
- FATSIA JAPONICA (castor oil plant)
- FICUS ELASTICA 'DECORA' (rubber plant)
- MONSTERA DELICIOSA (Swiss cheese plant)
- PHILODENDRON XANADU (philodendron)
- SANSEVIERIA TRIFASCIATA (mother-in-law's tongue)

same colour or perhaps using the same container in different sizes is an easy way to create a cohesive design.

If you put your mind to it, you can use pretty much anything as a container for an indoor plant. What you choose depends on the look of your home and the effect you want to achieve. Over-the-top mix-and-match vintage jugs and cups can look just as striking as slick, modern, metallic pots – it's all about context. Also, take into account the shape, scale and look of the actual plant you are potting up – a *Howea forsteriana* (Kentia palm), for example, lends itself to a complementary woven raffia basket, but looks just as fabulous in a contrasting square geometric planter.

Key display ideas that are really worth a try are terrariums – after all, everyone loves a self-contained, self-sufficient indoor garden; hanging plants with the aid of macramé and sky planters, or landscaping shelves, mantelpieces or windowsills with a considered grouping of plants and other objets. Just remember that if you are grouping plants, odd numbers always look better.



BOOK OFFER

At Home with Plants (£20, Mitchell Beazley) is available to The Resident readers for £14 (inc p&p). To order, please call 01903 828503 quoting Plants MB668. Offer subject to availability, please allow 7 days for delivery

Create an eye-catching still life by choosing complementary containers for your plants, such as these: *Aloe variegata* (partridge breast aloe), *Asparagus setaceus* (asparagus fern), a *Spathiphyllum wallisii* (peace lily) and an *Asplenium nidus* (bird's nest fern)

TIP: The paler the colour of the walls and ceiling, the more natural light is reflected around the room; the opposite is true for dark colours, which absorb light. Be aware of this when you are positioning plants

WHERE TO BUY

ARCHITECTURAL PLANTS (architecturalplants.com). This is the go-to for bold, architectural varieties – think stand-alone statement plants. Has a selection of palms, yuccas and succulents that would work indoors.

CACTUSLAND AT SOUTHFIELD NURSERIES (cactusland.co.uk). The largest collection of cacti in the UK, with around 750 varieties to choose from.

THE CHELSEA GARDENER (chelseagardener.com). Has an extensive range of indoor plants, plus the pots to plant them in.

CLIFTON NURSERIES (clifton.co.uk). Very stylish. Selling a lovely range of plants.

CRAIG HOUSE CACTI (craighousecacti.co.uk). Multiple Chelsea Gold Medal winners.

DIBLEYS NURSERIES (dibleys.com). The specialists in *Streptocarpus* (Cape Primrose). Also stock selected houseplants.

EVERY PICTURE TELLS A STORY (every-picture.com). Where to go if you are after a member of the spectacular bromeliad group of plants.

JEKKA'S HERB FARM (jekkasherbfarm.com). The largest collection of culinary herbs in the UK.

MCBEAN'S ORCHIDS (mcbeansorchids.com). Established in 1879, this orchid nursery lays claim to being the oldest in the UK.

THE URBAN BOTANIST (theurbanbotanist.co.uk). Has a range of good-value, ready-planted contemporary terrariums.

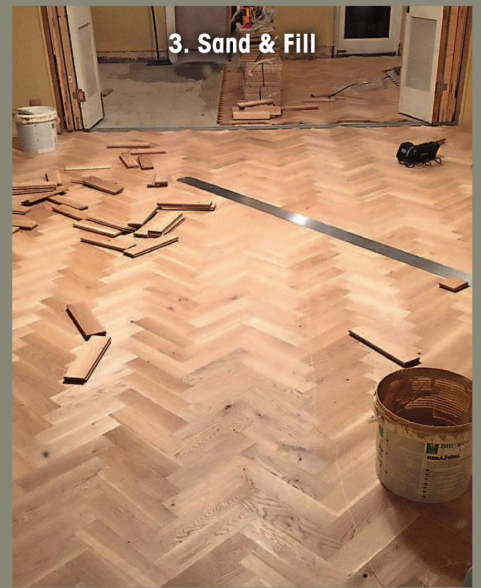
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GET THE LOOK

The cool containers to help your planting scheme to blossom



Hanging flowerpot in brass by Bloomingville, £39, outthereinteriors.com



Dice planter white, from £55, darkroomlondon.com



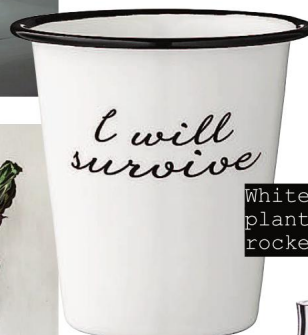
Grey terracotta planter, £12.50, coxandcox.co.uk



Faceted large grey fibreglass planter, £75, habitat.co.uk



Quaff planter by House Doctor, £24, amara.com



White enamel pot planter, £8.50, rockettstgeorge.co.uk

TIP: The bigger the pot, the lighter materials it should be made from – think wicker or plastics – to make it easier for you to manoeuvre it around



Brass planters with stand, £115 each, miafleur.com



Eden terrarium, from £55, nudeglass.com



Frosted glass self-watering herb pot by Eva Solo, from £35, houseology.com



Tree trunk planter, from £10, anthropologie.com



Alhabetti porcelain pot, £42, futureandfound.com



THE COPPER STOUT

Water those flower beds in style with Haws' beautiful copper and graphite watering can with a detachable brass rose, perfect for tending to small plants and seedlings to get your spring garden flowering to its full bloom potential. Haws Copper Watering Can, £49, thefuturekept.com

MUDDY HANDS

Go for botanical luxe in your garden this spring, from industrial plant pots and uber sleek hoses to foliage filled lion head statues

Words RACHEL MANTOCK



BLACK IS THE NEW BLACK

Go against the grain and throw a dash of midnight gothic over your garden this season with Garden Glory's Diamond collection. From a lacquered hose with gold detailing to a geometric gold and black spade and watering can, as well as a lush chalky black lion head planter, your garden will be oozing broody botanical luxury.

Black Swan Hose, £95.24, Onyx Spade, £108.22, Watercan Onyx, £64.90, Black Lion Pot, £108.22, all from gardenglory.com

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This rustic metal planter will add farm style chic to any part of your garden. It would work well to soften a modern look or to accentuate an already vintage aesthetic.

It's made from galvanised tin metal and embossed with 'British Grown' and 'Covent Garden Est. 1654' detailing. Set of 2 British Grown Covent Garden Large Oval Galvanised Zinc Metal Tin Plant Flower Planter Pot Boxes, £18.99, east2eden.co.uk



COUNTRY FLORAL

This pink floral and wood garden set would make the perfect gift for a keen gardener. It comes complete inside a summer style wicker basket with leather gloves, a hand trowel, fork and cultivator tools, as well as stainless steel blades, each with ergonomic wooden handles with leather hanging straps.

Laura Ashley Garden Basket Gift Set with Tools & Gloves, from £44.90, plantplus.co.uk



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See thedovetailjoint.co.uk or call 020 8291 6678



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Marie Kalsi Interior Design is a design consultancy in East Dulwich that provides visually stunning interiors and comprehensive design services for residential clients. Whether your property requires structural changes or a simple redecoration, the team can take away the pressure of making those hard decisions, whatever your budget. Considering the bathroom special in this issue, the above shot really encapsulates what Marie Kalsi can bring to your home.

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IAN CHALK ARCHITECTS RIBA

Ian Chalk leads a small practice specialising in the design of new family homes and the refurbishment and remodelling of existing houses, particularly listed buildings. As a local resident, Ian is very familiar with the local housing stock and experienced in negotiating the planning rules and regulations that apply in London. The practice's key strength is in design and the team offers direct and friendly approach.

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GUY AWFORD

Embrace the longer days and warmer weather with a touch of asparagus

Earthy, grassy and smacking of spring, asparagus is the perfect addition to a freshly baked quiche. In my recipe I have paired it with a sharp unpasteurised goat's cheese and, for sweetness, a little caramelised onion. Served with warm Jersey Royals, it makes for a wonderful light spring lunch.

Although the asparagus is rightly the star of the show, the quality of the pastry can make or break the dish. Homemade pastry always tastes better than pre-made, so it's certainly worth making your own. Put 250g of plain flour and a pinch of salt into a large mixing bowl. Add 125g of unsalted butter and rub together until it resembles sand. Add a beaten egg and 35ml of cold water and bring it together. Knead lightly for about 30 seconds, then wrap and chill for an hour. Roll out the pastry until 3mm thick. Lay it over a greased quiche ring and push the pastry firmly into the sides, letting the excess pastry hang over the edge. Spike all over with a fork to prevent the pastry from rising. Chill again for 30 minutes. Line with foil and baking beans. Bake at 190C for 25 minutes, then remove the foil and beans and bake for a further 5 minutes. Brush with egg wash and return to the oven for 2 minutes to seal the case.

TOP TIP

Knead the pastry lightly to make it easier to work with, but don't overwork it, as it will become tough and stodgy.



Find more recipes
by Guy Awford
online at
theresident.co.uk

ASPARAGUS, SPINACH AND GOAT'S CHEESE QUICHE

- Serves 8
- Preparation time 30 minutes
- Cooking time 40 minutes

1 pre-cooked shortcrust pastry case
8 English asparagus spears
Handful baby spinach
1 Spanish onion – finely sliced
1 teaspoon each of fresh thyme and marjoram leaves
250g goat's cheese
5 eggs - beaten
350ml double cream
200ml milk
Aromatics – 5 black pepper corns, 1 bay leaf and a sprig of thyme

1 Cook the onion with a splash of olive oil and a pinch of salt over a very low heat until the sugar in the onion caramelises and the onion turns soft, golden and sweet.

2 Heat the milk and cream with the aromatics, then pass through a sieve and whisk into the eggs. Season to taste.

3 Wash the spinach and cook briefly in a dry pan; the water clinging to the leaves will be enough to prevent it from drying out. Now squeeze out all the moisture.

4 Cook the asparagus for 3 minutes in boiling water and then plunge it into cold water. Pat dry and cut into bite sized pieces.

5 Scatter the spinach, asparagus, onion and goat's cheese into the pastry case. Top with the custard and then sprinkle over the fresh herbs.

6 Bake at 155C for 40 minutes, or until the custard has set.

7 Leave for 5 minutes then cut and serve warm.



OVER THE MOON

The historic Half Moon pub in Herne Hill has opened its doors once again

Words MADELEINE HOWELL

When the legendary Half Moon pub (first opened in 1894) was flooded in August 2013, the community of Herne Hill – backed by local celebrities such as Jo Brand and La Roux – was inspired to set up the Save the Half Moon Campaign. It was a bid to retain the status of the building as a public house and music venue, rather than see it converted into flats.

Eventually, Fuller's took over the lease from the Dulwich Estate, and faced

the task of winning over the local community. They have sought to sympathetically refurbish it in a way that recognises and respects its heritage, but without preserving the performance space, which has seen the likes of Eric Clapton, Frank Sinatra, U2 and Paloma Faith take to the stage. Instead, it has replaced it with a light and airy restaurant-style space and an open kitchen. It's a move that has faced opposition from some campaigners, who are continuing to push to restore the pub

to its former glory days – but it's not all bad, as we discovered on a tour of the vast and cleverly remodelled space.

Upstairs, 12 individually designed boutique bedrooms have been added, named after the 12 men who have walked on the moon. For General Manager Matt Dutson, formerly of The Mason's Arms in Battersea, they each boast 'a Victorian feel, with antique furniture, wooden beams and vintage-style wallpaper, but also modern twists such as en-suite bathrooms'.

As one of just 270 pubs on the Campaign for Real Ale's National Inventory of Historic Pub Interiors, and as a Grade II* listed building, many of the original features are still in evidence. One of Dutson's favourite spots in the pub is the intimate snug area, which still retains six back-painted mirrors





depicting birds and signed by the renowned W. Gibbs & Sons glass decorators of Blackfriars.

‘It’s multipurpose,’ he says. ‘It accommodates standing functions for fifteen to twenty people or intimate sit down meals for ten to twelve. If it’s not booked out, then regulars can always have a quiet drink in there too. There’s no plugs or anything, so it’s just like going back in time.’

Meanwhile, the abundance of seating at the front of the pub and the courtyard at the rear is set to be a family-friendly sun-trap come summer, with the addition of a tasteful children’s play area, a barbecue and grill. There’s also a rustic, white-washed function room in which some acoustic and jazz nights are set to take place. On 14 May, it will be the venue for a celebration of International Dylan Thomas Day (the renowned Welsh poet and Tulse Hill resident could often be found drinking at the Half Moon back in the day).

Dutson hopes to get creative with the space and maximise the scope for events, and is collaborating with the Herne Hill Film Festival to put on a number of

screenings. He’s keen to involve local brewers Bullfinch and the Canopy Beer Co, which are available on tap alongside pints from the Brixton Brewery and the Gipsy Hill Brewery as well as Fuller’s own. Come winter, he’d like to create a Christmas market feel in the outdoor space. ‘It’s the pub that just keeps on giving,’ he enthuses. ‘It’s really exploded since we opened and it’s three times busier than we expected. The passion in the community and the Herne Hill solidarity is just amazing. I want to turn the so-called negativity around the Save the Half Moon campaign into a positive.’

The passion in the community and the Herne Hill solidarity is just amazing

Will Dutson be reinstating the pub’s legendary list of barred characters, which famously went viral on Twitter (I have to ask)? ‘I’ve still got a copy,’ he laughs. ‘A lot of those characters are still around – I thought it was an 80s thing – but I’ve drawn a line under it and no-one is barred as yet, so it’s a clean slate!’ The re-opening, it seems, is set to put Herne Hill on the map as a go-to destination for a day out. Cheers to that!

Visit halfmoonhernehill.co.uk for more information or to make a reservation

The 12 new boutique bedrooms are all individually decorated



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LET'S MEET UP

A new all-day eatery is coming to Peckham. Meet District, the brainchild of local Babs Odeneye, will bring brunch, dinner, artisan coffee, local beer, wine and cocktails to Queen's Road. The idea is to keep things social, hence the name, with an open-plan kitchen and a bar in the middle of the restaurant. Expect steak salad with pomegranate dressing, a chicken and avocado burger with wasabi mayonnaise, and sweet potato fries.

125 Queen's Road SE15 2ND; 020 7564 7215

FOOD NOTEBOOK

The latest foodie news in south London



A LITTLE BIRD TOLD ME

Husband and wife duo Terry Blake and Yohini Nandakumar have opened their first restaurant, Sparrow, in Lewisham. The food isn't specific to any particular place or country, but takes inspiration from over the world. sparrowlondon.co.uk



Head in the sand

Florentine, a new all-day dining bar opposite Lambeth North, is serving up an ostrich egg dish, as well as more traditional meals including burgers and lamb meatballs. Available to share between six and priced at £90, the ostrich egg is a real treat.

6 Hercules Road SE1 7DU; florentinerestaurant.co.uk

SPRING SPARKLES

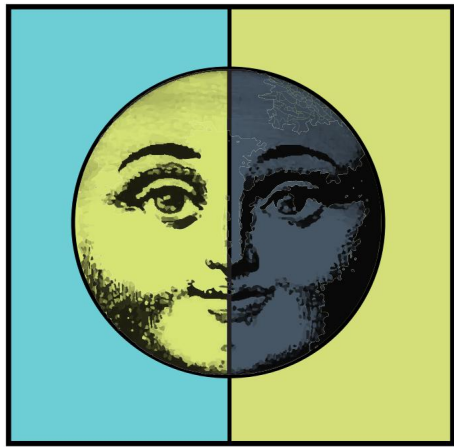
At Craft London in Greenwich, a hip, three-floor British eatery and bar with a terrace, you can now quaff al fresco on a new luxury English sparkling wine, Wiston Estate Cuvée Brut 2013. Refreshing and fine, it brings the fragrance and fruit of an English orchard to south east London. Peninsula Square SE10 OSQ; 020 8465 5910; craft-london.co.uk



Feast your eyes

Arabica Bar & Kitchen in Borough Market has added to its Levantine-themed menu (think dishes inspired by Turkey, Lebanon, and Jordan) with small plates including duck and date shish, mushroom and truffle ousheh, sujuk and egg pide, coal-roasted cauliflower and grilled quail. It's a lively location complete with refreshing cocktails such as Rania's Spritz, a concoction of Aperol, ginger, rosewater, chilli, sea salt and Prosecco. **Borough Market, 3 Rochester Walk SE1 9AF; 020 3011 5151; arabicabarandkitchen.com**





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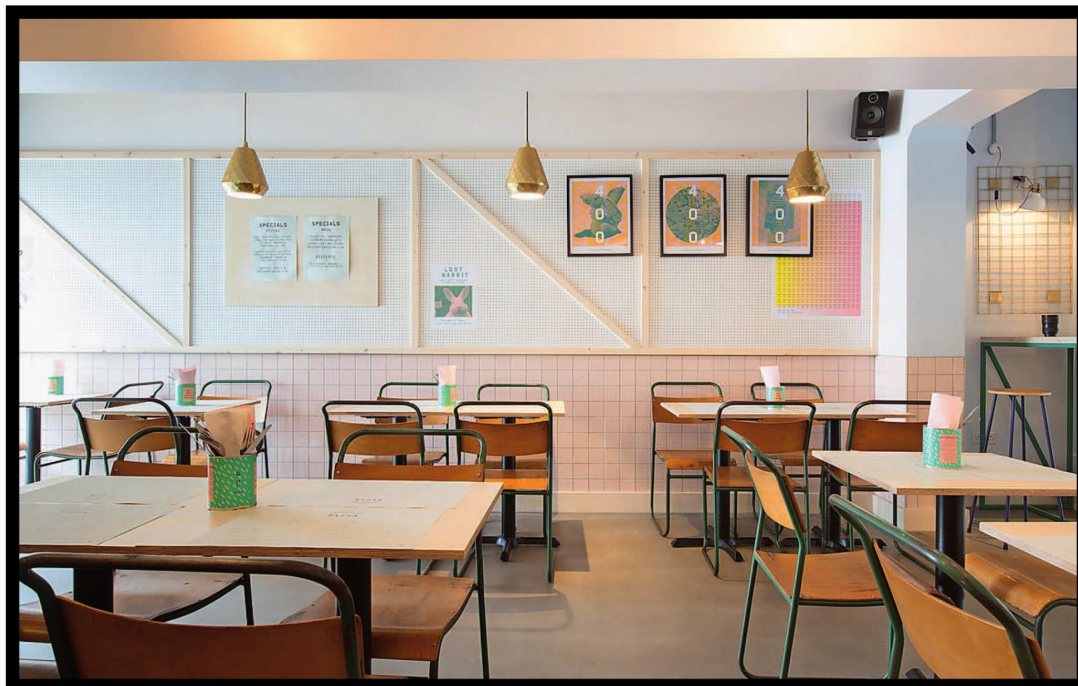
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400 RABBITS

Words MARK KEBBLE

Yes it may sound like a prime example of ‘first world problems’, but reviewing fine dining institutions can become a little tiring. The slightly stuffy atmosphere, OTT waiting service and plates with barely a third covered by any kind of food, sometimes it’s nice to just sit back and enjoy good honest, simple food – and that’s exactly what you will get at 400 Rabbits’ latest venture in Nunhead.

The menu is dead simple: a small array of starters are there merely to pass the time before choosing which of their pizzas to tuck into. As we munched on garlic bread and considered the options, we both loved the ingenious combinations on offer, from courgettes and pine nuts, to ground aged beef and green chilli and onions. We eventually decided on the Iberico chorizo and pickled chillis for me, and the capers and anchovies for my guest. There was no time wasted as we watched the pizza experts prepare and slot in the wood fired oven, and before we knew it we were gleefully tucking in.



Ingenious topping combinations pack a real punch

Those behind 400 Rabbits pride themselves on following the traditional Naples way of making pizza with a south east London twist, so don’t go expecting a glut of cheese.

These were tomato-led and had an oozy texture, which I just loved. The sourdough base wasn’t crunchy, but fluffy, and the toppings came together perfectly. In no time at all, just as they had arrived, both pizzas had been devoured.

Rather than having to act as an adult in a fine dining restaurant, there is a real feeling of being a big kid at 400 Rabbits. The service is relaxed and friendly, the vibe laid-back, and with their terrific gelato to finish, this is an advanced version of my idea of heaven as a kid: cola, pizza and ice-cream. 400 Rabbits had me jumping for joy.

COST

Great value, our bill came to under £30

GOOD FOR...

Simple enough, the pizzas

WHAT TO EAT...

The two pizzas we had were terrific, so we will be back to try out the other options

WHAT TO KNOW...

They have a great craft beer menu to help wash the pizzas down

RESIDENT RATING

★★★★

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400rabbits.co.uk



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BEAUTY EDITOR'S PICK

With summer just around the corner, it's time to lighten up on the fragrance front. Step forward Jo Malone London's new Star Magnolia scent, a sparkling white floral, kissed with orange blossom, ginger and shiso. Star Magnolia Cologne 30ml £46, Hair Mist 50ml £38; jomalone.co.uk

HEALTH & FITNESS NOTEBOOK

The latest in wellbeing from Shona Wallace



3 of the best SUPERCHARGED SMOOTHIES

THE ALL-AMERICAN: Peanut Butter & Jelly berry and nut butter smoothie at Barry's Bootcamp Central and East; barrysbootcamp.com

THE FRUITY SHAKE: Pretty in Pink vanilla, strawberry and blueberry shake at Neat Café at Lululemon Regent Street; neat-nutrition.com

THE LEAN AND GREEN: Tap Back coconut, pineapple and spinach smoothie at Psycle Energy Kitchen, Mortimer Street and Canary Wharf; psyclelondon.com



DELICIOUS AL DESKO

Incite lunch envy in your colleagues with a scrumptious meal from Pollen + Grace. Approved by nutritionists, every dish on the spring menu is free from gluten, dairy and refined sugars.
pollenandgrace.com

Mind the bumps

Inspired by the many benefits of exercising when expecting, Mumhood is a new online platform from Frame founders Pip Black and Joan Murphy. Designed for women at all stages of their pregnancy, Mumhood offers a whole host of expert guidance, at-home workouts and pre and post-natal classes in the studios. What's more, this month they've joined forces with Mamas & Papas on a line of stylish, comfy leisurewear for yummy mummies to be. Prices from £19, available in sizes 8 to 18; moveyourframe.com



PEACE & CALM

The Bleeding Hart candle and sleep mist from Monique Hart uses organic, certified lavender, rose, cedarwood and geranium essential oils to soothe the mind, and lemon balm to encourage sleep. It's a spring buy that will ensure you start out on a fresh note. moniquehart.com

PLAYING GOD

Introducing south Londoner and aesthetics mastermind, Body Fixer's Dr Tijion Esho

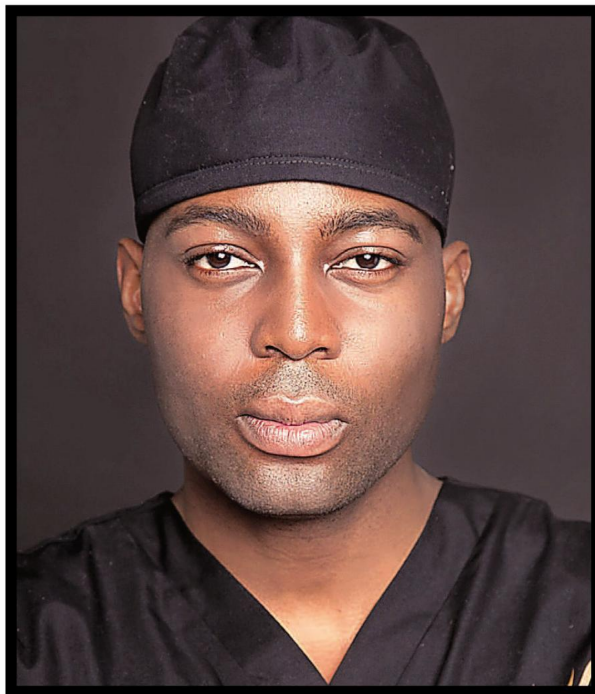
Words: RACHEL MANTOCK

Body sculpting and facial tweaking used to be special treats reserved for the Hollywood elite. Back in those days, the average Joe couldn't help but marvel at the likes of Marilyn Monroe and Elizabeth Taylor for their exceptional genes, none the wiser that such augmentations even existed. Now we're more informed, and the beauty industry has hurtled forth and innovated at the speed of light, making such treatments available to everyone. Londoners generally like to keep it classy, but travel nationwide, or hop across the pond to Los Angeles, and you'll probably spot an overzealous filler face or two.

In an attempt to reign in the cosmetic bingeing of the last few years, where women and men alike were so spoilt for choice they naively just went to town, these days the real experts are offering an alternative to swollen lips and tennis ball cheeks. Looking as if you've just come back from a really great, holistic sunny holiday is the way to be, ageing gracefully but slowly, as if you've just always made the right lifestyle choices.

That's where Dr Tijion Esho comes in. Not only has he just won the Allergan research contract to look into the development of crow's feet, but he's also just launched the ESHO concept available in his London clinic and beyond, as well as a product line in the works that's anticipated to make waves.

Speaking of his very specialised



research, he says: 'Allergan is the company that produces the Juvederm filler and Botox, which are both widely used across the globe. I've been working very closely with them and they study the efficacy of the products they produce in depth. Botox was first discovered in the 1930s when doctors were treating people with squints, and contrary to popular belief, it's actually been heavily researched ever since then.'

Despite having been on the scene for almost a century, many of us are still wary of Botox. Alleviating these concerns, Esho says: 'One of the biggest misconceptions about Botox is that its toxicity is somehow harmful to the human body. The NHS has been using Botox as a non-cosmetic treatment in

significantly higher doses than we ever would cosmetically with no adverse effects for many years. The research and safety profiling behind it is very solid, actually more so than some of these newer treatments that people deem as "safer".'

His vast amount of industry knowledge is the result of many years of experience, combined with an innate knack for aesthetics and meticulous training. I'm fascinated and overwhelmed all at once. His advanced level of skill is the founding reason behind why he's launched the ESHO brand; he wants to tap into lesser known technologies, and to impart this brilliance on the masses.

I've heard it said countless times that the time of the lip filler has been and gone, and yet Esho disagrees, explaining candidly: 'The explosion of lip filler was down to celebrity and social media co-signage, and yes, some took it too far. After that whole craze died down, a new wave of practitioners took the reins and started achieving natural effects. I hope I was part of that wave. So it's not that it's "over", it's just gone under the radar because it's not at all apparent when it has been done well.'

In his opinion, fillers will eventually overtake Botox as the most sought after aesthetics treatment, as the facial contouring possibilities are endless. Subtle tweaks that cause a 'she looks great, she looks better, but I can't quite put my finger on why' result are all the

Esho says that finding a doctor that understands your ancestry is key to achieving a natural look



rage right now and that's where the appeal power of temporary fillers lies, as well as their reversible nature. Esho also points out that choosing a doctor with a diverse understanding is key because those that can work on people of colour without erasing their native features are few and far between. Born and raised in north London, Esho is a traitor to the northside, having now set up home in London Bridge. He laughs when I put this to him but rightly states that 'it's all

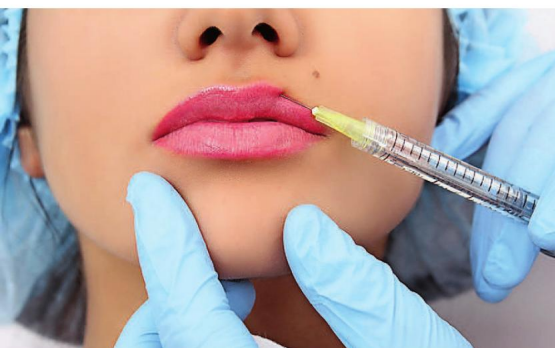


Dr Esho with the full cast of Channel 4's *Body Fixers*

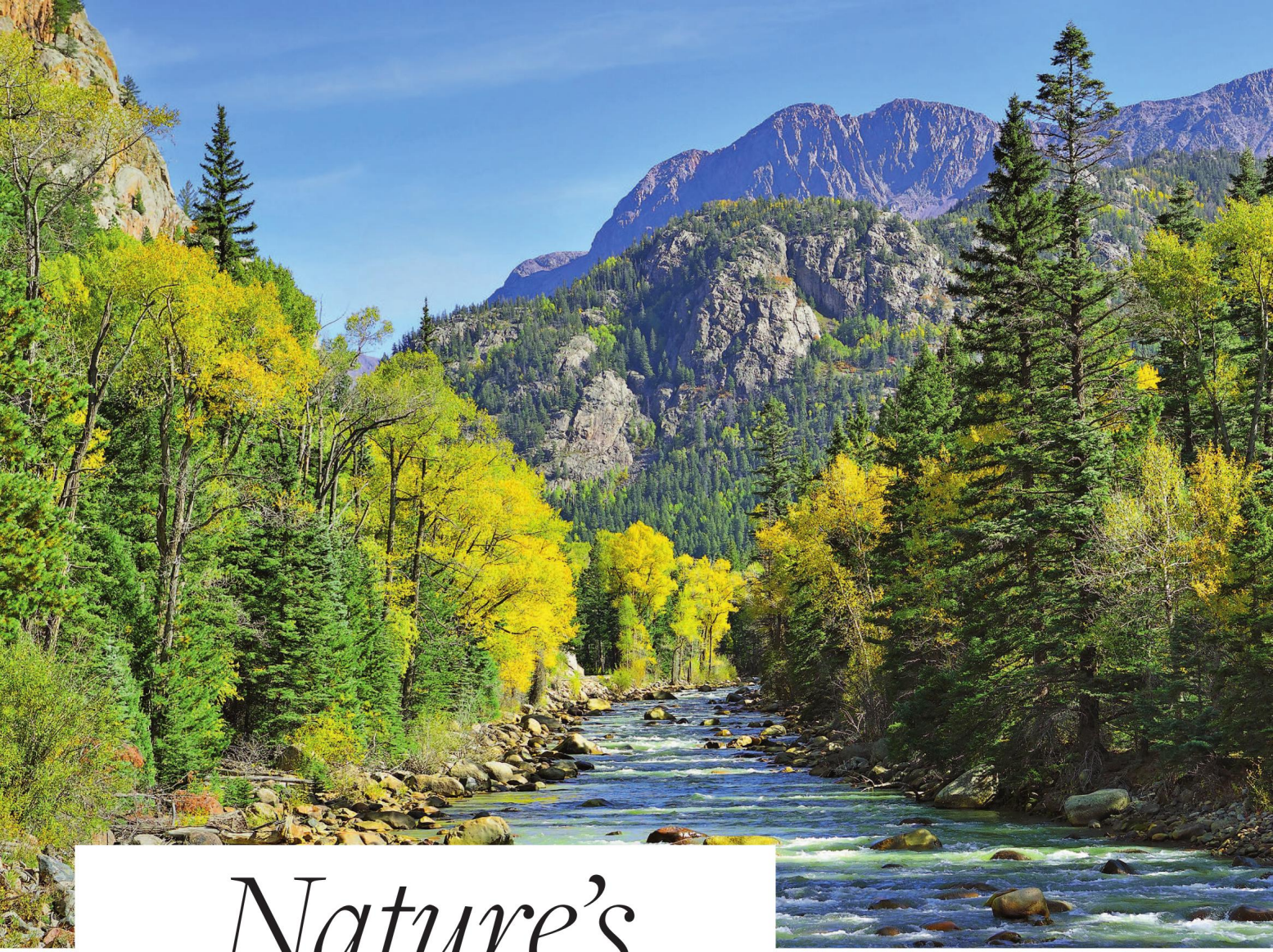
up and coming in south London now, it's where it's at'.

Before we part ways, Esho can't stress enough that beyond how skilfully gifted you are, knowing when to say no is one of the most important parts of the job. 'You can't just plonk somebody else's facial features on your face and hope for the best,' he explains frankly. 'When we say no, there's a very pertinent reason for it.' Whether we admit it or not, we all want to be the best versions of ourselves, and luckily, Dr Esho is here to give those who ask for it a little push along the way.

One of the biggest misconceptions about Botox is that its toxicity is somehow harmful to the human body



Find out more at eshoclinic.co.uk



Nature's BEASTS

Snowmass and Aspen are known for their snowy mountain views, but holiday there in the summer and you'll see them in all their sun kissed glory

Words: RACHEL MANTOCK

As soon as you take a moment to stop in the open air and look deep into the Snowmass landscape wrapped around you, the sight before your eyes takes a moment to adjust to, surreal in every way, like you're on an uncannily realistic set of Jurassic Park, the huge, jagged mountains surrounding you. Of course, in Snowmass the mountains are scarcely dotted with tastefully modern homes that complement the natural protected landscape, with eye-watering prices attached might I add.

The air is crisper than London's city

smog, something that I've come to value enormously in the places I visit. Clean air is a luxury reserved for those who don't crave the buzz of city life and when watching the Snowmass locals go about their daily business calmly and happily, often at one with the great outdoors, you almost forget why the city life has any appeal at all.

After getting acquainted with our cosy, country classic lodgings at The Crestwood Lodge, most of us dropped to bed in an instant only to be awakened by a short burst of rain that was followed by a glorious bout of sunshine. It was the



The apartments at The Crestwood Lodge are full of classic country looks

perfect weather to attend the huge Wanderlust festival taking place, welcoming yoga buffs from all over the world to partake in entry level and advanced yoga out in the open. I'm not a keen yogi by any means, but when in sun bathed Snowmass, I thought I'd give it my best go and opted for the Rim Trail Hike, which takes you to the top of a mini mountain of sorts where you meditate on top of a giant marble Ying Yang sign with total strangers, feeling like you're on top of the world. I found myself some pals to talk to on the hike upwards and found it enjoyably hard and



The Colorado landscape is just as beautiful in summer as it is in winter



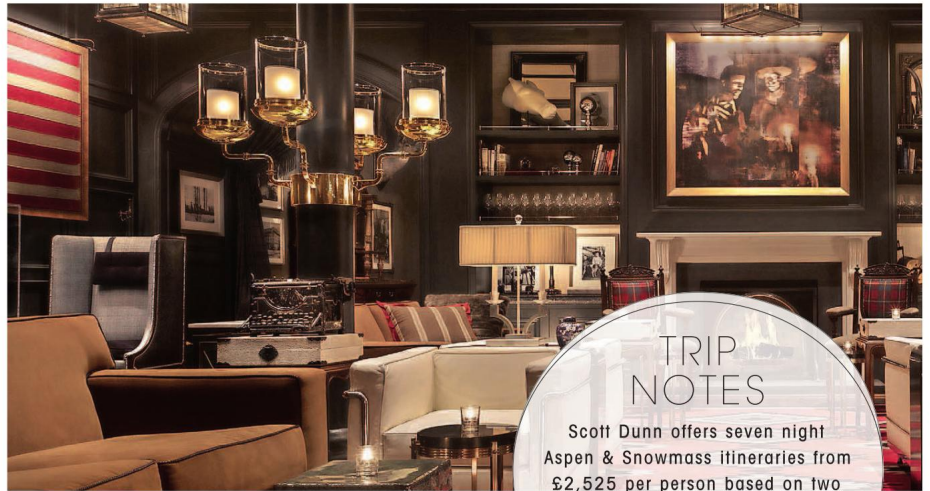
oddly exhilarating once completed, the breathtaking views surrounding me serving as my reward.

The Britishness in me suddenly took over when it came to mediating with a random partner on top of the beautiful Ying Yang sign that shimmered in the blazing sunlight, and I felt out of my comfort zone. But once we all closed our eyes, it was as if it was only you, the mountains and the elements there, all sharing this quiet moment together. Connecting with nature has never been one of my priorities, but that's probably the closest I've ever got to experiencing it, and I'm definitely better for it.

As soon as we simmered down for dinner, my legs started to feel the burn of the day's activities. It's no wonder that Snowmass locals are all so fighting fit – a mere mountain hike is child's play to them, getting stuck in with the looming landscapes that surround them every day. The next day we tried our luck at mountain biking, something we all found thrilling, even if I did lack a few advanced skills.

In need of some TLC, we headed down to the luxurious Viceroy Hotel for massages before our glamorous New

Hotel Jerome is a historic masterpiece, its interiors evoking a sense of the building's past



TRIP NOTES

Scott Dunn offers seven night Aspen & Snowmass itineraries from £2,525 per person based on two travelling and includes return BA flights and private airport transfers. For more information visit scottdunn.com



Orleans inspired feast in the restaurant that left me stuffed but unable to stop eating at the same time. Venturing down to the Snowmass Rodeo in the blazing sun was a real highlight too, giving us a chance to immerse ourselves in Colorado culture.

I was sad to leave my rustic apartment that I'd called home for the last few days when the time came to make the move over to Aspen Town, though I was in for a completely new type of treat at Hotel Jerome. The historic building oozes old school Colorado luxury and felt like something fit for President George Washington, like a perfectly preserved interior from a bygone era.

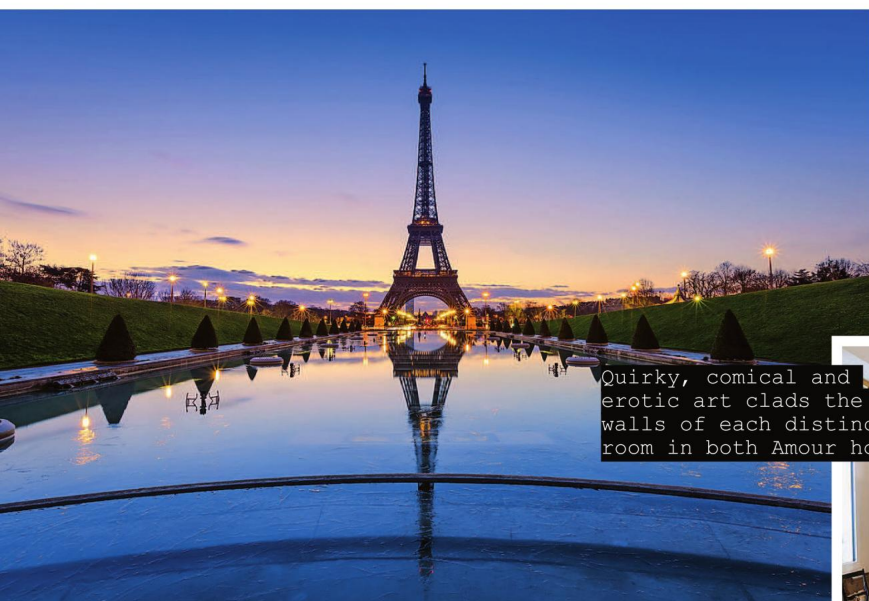
They even have a beautiful abstract painting of a water boy who apparently drowned in their pool a century or so ago, and it's rumoured he haunts the corridors, leaving random wet footprints everywhere. This quirky piece of history made me love

Hotel Jerome all that much more. For a 'haunted' dwelling, I'd never had such a peaceful sleep, in a bed that was big enough for an entire family and stacked high with fluffy layers like I'd emerged out of *The Princess & The Pea* fairytale.

You'd be mad not to venture around Aspen's old town for a day, it's a chance to forget it's 2017 for a moment, like you're venturing around the real life version of a Cowboy Western, minus the violence. It was truly fascinating. And it would be a mistake not to explore the arts scene, which is eye opening in a completely different kind of way. The artistic and theatre talent in this town is astonishing, from outdoor renditions of *Mama Mia* to the eclectic offering available at the Aspen Art Museum, which is a masterpiece in itself – I could marvel at it all day from the sidewalk.

Once you've had enough of being firmly on the ground, jump in a cable cart up Aspen Mountain and grab your share of Instagram gold with panoramic views your friends will envy. Make sure to organise a night time mountain Stargazing Adventure with *The Little Nell* and you won't be disappointed. It's like an explosion of giant fireflies against an inky black sky. Though you'll be sad to leave, you'll know you ended your summer in Snowmass and Aspen in the best way possible, up in the mountains marvelling at the unobscured starry night sky.

To find out more visit gosnowmass.com and aspenchamber.org



Quirky, comical and erotic art clads the walls of each distinctive room in both Amour hotels



A SULTRY SPECTACLE

Visit Paris to find humour in the spectacular city's sensual cultural landscape with the Amour hotels

Words RACHEL MANTOCK

I'd never been to Paris before, and unlike most girls I'd never felt the need to go. I couldn't see why the beautiful city would still appeal to anyone outside of gushy doe eyed couples who seemed to have cheapened the whole idea of it. Yet I stood corrected after I spent a weekend in the vibrant city, there wasn't a gushy couple in sight and I soon realised that Parisians were anything but romance obsessed. They were too cool for school and laid-back, the girls clad in on trend netted tights and crimson lipstick, their fabulous accents tying the whole look together wonderfully.

After completing a comfortable Eurostar journey where the time practically flew by, meaning that I could have sworn we arrived in Paris five minutes after we left St Pancras, our first stop was Hotel Amour. Comically, I was met with a bronze Mickey Mouse statue with exaggerated phallic qualities at the reception desk, something I later found out to be a mascot of sorts that you'll find in both of the Amour hotels. The

walls in the restaurant area were clad in artsy vintage photos of nude women, and once in our hotel room we were met with a huge pink and blue photo of plump naked cartoons splashed against the tar black of the walls, a provocative design that was quintessentially French with tongue in cheek undertones.

I'd inhabited a gorgeous old school Parisian apartment for the weekend, with glimpses of its original features here and there, not to mention the huge free-standing bathtub and room sized shower. After a long dreamy sleep, we went in search of an obscure café with checked tablecloths for lunch, like you're supposed to when in Paris, and ate succulent steak with a juicy bone filled with marrow on the side.

We then headed to the Eiffel Tower, because of course I had to see it in person at least once. I decided I liked it better from afar once we'd walked quite a length away from it, because how else could you appreciate it in its full glory.

As fascinating as the Eiffel Tower

was, I was more captivated by the historic churches and chapels dotted throughout the Paris landscape, like the ethereal Cathedrale Notre Dame, the Madeleine, Basilique du Sacré Coeur, the Sainte Chapelle and the magnificent Saint Eustache. Each one was divine and precious in that ancient sort of way that made you feel wiser, more spiritual and thoughtful just for having stood in between their walls. I've always been completely enthralled by religious architecture, but I'd find it hard to believe that most wouldn't be at least a little stunned by Paris' historic chapels.

We spent our last night at the equally risqué Grand Hotel Amour, where we were greeted by our unclothed bronze friend once again. I grew to love the smoker filled peach pink courtyard dotted with climbing plants in the middle of Grand Hotel Amour where we sat enjoying cocktails for hours, before sinking into bed and making our way home in the morning. So, Paris isn't just for gushy doe eyed couples after all.

TRIP NOTES

A stay at Hotel Amour or Hotel Grand Amour start from £121 for one night in a double room on a room only basis. Travelling to Paris from London using the Eurostar starts from £29 one way.

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ROOM *to* BREATHE

Country or city schools? Or do we really need to make such a choice?

Words BELLA AUDSLEY



Choosing the right school for your child can sometimes mean choosing the right environment for your family. It is common for families to move house in order to be guaranteed a place in the local nursery's two-metre radius catchment area, or to relocate to greener pastures where metaphorical catchment areas only exist to help parents avoid driving for hours on the school run. Parents often come to us to seek advice as a choice between country and city schools can amount to a wider decision about a rural or urban upbringing for their children.

The surroundings will have an effect on your child's everyday life

Does the school's location affect the availability of places? School places in London have become increasingly competitive, with some schools citing that they receive over ten applicants per place. The race for schools has had a direct impact on property and raises an important question about their location. However, it's not just city schools that are seeing a rise in interest. While top independent schools in London are notoriously oversubscribed, the entry process for schools in the countryside tends to be less competitive (although some popular schools may also issue

waiting lists). Even though cities can offer a wide range of school choices, it is important to consider which application process will be most appropriate for your child.

What impact do rural and urban schools have on your family's lifestyle? The school's surroundings will undoubtedly have an effect on your child's everyday life. It is important to consider the impact of transport on your family's daily routine. Some further-afeld parents may find that a lot of time is spent driving children to school, clubs or friend's houses. Adolescents in particular can benefit from the freedom of a city's public transport. Families living in the countryside may cherish the vast array of outdoor adventures, sense of community and relaxed pace; whereas urban parents may thrive on the limitless cultural activities a few underground stops away to keep their children, and themselves, busy. But parents don't have to choose exclusively between picking blackberries or picking popcorn flavours; weekends and holidays are a brilliant way to show children a new environment.

Is it necessary to choose? If you're still struggling to decide, and the thought of leaving London leaves you wanting to run a country mile, boarding schools can offer the perfect compromise. Many top boarding schools are located in impressive leafy surroundings and boast extensive space and facilities, allowing children to experience a balance of urban and rural lifestyles during term time and the holidays.

While there is no definitive answer, as both options present their own benefits, we hope that these aspects will help you with this decision. Each child is individual and different environments may be more suitable for different stages in their life. The key question to consider is not 'should we move home?', but 'where do our children feel most at home?'.

Bella Audsley is a part of the Enjoy Education team. For more information and advice, visit enjoyeducation.co.uk or call 020 7352 8800

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If you are interested in applying, please email enquiries@hernehillschool.co.uk to request a candidate application pack. The closing date is end of day Sunday 23rd April 2017 but early applications are encouraged and will be processed as received.

Herne Hill School is committed to safeguarding and promoting the welfare of children and expects all staff to share that commitment.

www.hernehillschool.co.uk
enquiries@hernehillschool.co.uk
020 7274 6336

The Old Vicarage
127 Herne Hill
London SE24 9LY



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Senior School Taster for current Year 5
Wednesday 7 June (booking essential)

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Please contact us to book

www.sydenhamhighschool.gdst.net
admissions@syd.gdst.net

020 8557 7004
15 & 19 Westwood Hill, SE26 6BL

NATURE'S COURSE

In response to the growing evidence of the fundamental importance of nature to children, Blackheath Prep School implemented a whole school Nature Week earlier this term. Every class went out for a day to explore the natural world and learn about the environment in which they live. Greenwich Park, Hyde Park, Kew Gardens and Sevenoaks Wildlife Reserve provided some of the habitats they explored.

4 St Germans Place SE3 0NJ; 020 8858 0692; blackheathprepschool.com



Full of voice

Choirs from primary schools across south east London have taken part in the first ever Colfe's Choir Festival for Key Stage 1 pupils. The inaugural event, organised by Colfe's School in Lee, saw over 150 young singers take part. Professional vocal coach and mezzo soprano Yvie Burnett was the festival's special guest host.

Horn Park Lane SE12 8AW; 020 8852 2283; colfes.com

EDUCATION NEWS

Lampposts, music and nature all play a role this month



Wind of change

Squire and Partners have been granted consent for a new Education and Community Centre adjacent to Brixton Windmill, on behalf of Lambeth Council and Friends of Windmill Gardens, the charity who manages the restored Grade II listed windmill. The building is designed as a flexible space that will serve a variety of users, including school groups, adult education initiatives, community groups and local residents.

brixtonwindmill.org

LIGHTING UP WEST DULWICH

Schools and students from around the area were part of the 20 eye-catching designs celebrating the spirit of West Dulwich that were selected to adorn lamppost banners in the area. The competition set out to create community inspired banners to identify the area geographically for locals and visitors alike.



Corelli College Co-operative Academy 6th Form

Apply NOW for September 2017



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IAPS co-educational school for 3-11 years



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4 St. Germans Place, Blackheath, London. SE3 0NJ
Tel: 020 8858 0692 Email: info@blackheathprepschool.com
www.blackheathprepschool.com

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Open Morning

Tuesday 13th June 9.30-11.00

Tours of the school are held on Tuesday mornings
Bursaries available

020-8670 5865

email: admissions@rosemeadprepschool.org.uk
www.rosemeadprepschool.org.uk

Herne Hill School
Love • Care • Excellence

Independent co-educational Pre-Prep & Pre-School
2-7 years – founded 1976 – member ISA

**Want to become a Gap Assistant
in our lively happy school?**

- Wanting to maximise your gap year to learn some lasting life skills?
- Keen to work with young children in a uniquely friendly and supportive atmosphere?
- Looking to be part of a strong team of dedicated professionals in well resourced facilities?
- Are you positive, enthusiastic, flexible and passionate about working with little ones?

Then apply for one of our full-time Gap Assistant positions from 1 September 2017 by emailing enquiries@hernehillschool.co.uk or phoning the school to request a candidate application pack. Priority will be given to candidates who are able to work the full academic year 2017-18.



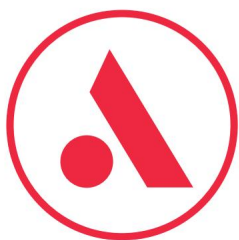
Spring 2017 Gap Assistants,
clockwise from top left:
leaun, Anais, Alex, Roman,
Lili, Mona, Annie & Verity

Herne Hill School is committed to safeguarding and promoting the welfare of children and expects all staff and volunteers to share that commitment.

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 enquiries@hernehillschool.co.uk
 020 7274 6336

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ATAR HOUSE

NOW AVAILABLE TO VIEW

Atar House is a high quality collection of brand new contemporary 1, 2 and 3 bedroom apartments, located in the exciting New Bermondsey regeneration project. These apartments offer cutting edge architecture, extended outside living spaces and an easy commute into Central London.

Prices from £415,000 Sat nav ref: SE16 3LA

Book an appointment to view:

020 7089 6566
acornnewhomes.co.uk



PROPERTY

{ SOUTH EAST LONDON'S MOST DESIRABLE HOMES }

PAST MEETS PRESENT

The Victorian home mixing period features with the mod cons

This is a magnificent Victorian residence boasting many of the property's original features, with six bedrooms and accommodation of some 4,300 sq ft. It has been restored and modernised to include CAT 6 cabling throughout, Sonos wireless music system within ceiling speakers, remote controlled blinds and a bespoke fitted kitchen.

Beckenham Grove, BR2, £1,650,000 with Sinclair Hammelton; 020 8464 5566

Sales



Beckenham £3,250,000 F/H
Luxurious five bedroom, five bathroom Arts and Crafts family residence, occupying a plot of approximately 0.8 of an acre on one of Beckenham's premium roads. Set in the Langley Park conservation area and within the catchment for Langley Park Schools, making this an ideal family home. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433



Bromley £1,050,000 F/H
Located on one of Bromley's premier tree lined roads is this charming, five bedroom, double fronted detached family home. Sundridge Park Station is just 0.5 miles away offering excellent links to London Bridge, Canon Street and Charing Cross via Grove Park. Notable features include a large landscaped rear garden, integral garage and off street parking. Energy Efficiency Rating F.

BROMLEY 020 8315 5544

Lettings



Beckenham £2,300 PCM
Offered to the market unfurnished and available now is this stunning three bedroom terraced town house. The property offers flexible living accommodation, 24 hour manned security and is close to many of Beckenham's key amenities. The development also benefits from falling into the Langley Park and Unicorn schools catchment. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433



Keston Park £4,950 PCM
Stunning six bedroom, four bathroom Georgian style property, offering approximately 3,800 sq ft of accommodation. The beautifully landscaped South West facing garden backs on to woodland. For those commuting into London there are frequent train services from Hayes, Orpington and Bromley. Offered unfurnished and available now. Energy Efficiency Rating D.

BROMLEY 020 8315 5544

Beckenham	Chislehurst	Orpington
020 8663 4433	020 8295 4900	01689 661 400
Bromley	Locksbottom	West Wickham
020 8315 5544	01689 882 988	020 8432 7373

Sales



Chislehurst **£1,695,000 F/H**
 Offered to the market in stunning condition is this beautiful four bedroom detached home, set behind electronic security gates and meticulously refurbished. The property is positioned close to all of the amenities Chislehurst has to offer, including several reputable schools close by which include Coopers, Farringtons and Kemnal Technology College. Energy Efficiency Rating C.
CHISLEHURST 020 8295 4900



Farnborough Park **GP £1,750,000 F/H**
GUIDE PRICE £1,750,000 - £1,800,000. Robin Hill is a great opportunity to purchase a six bedroom detached property positioned on one of Farnborough Parks premier roads. The attractive facade and rustic elevations occupy a large plot with beautiful and well stocked gardens, heated swimming pool, sauna and changing rooms. Energy Efficiency Rating C.
LOCKSBOTTOM 01689 882 988

Lettings



Bickley **£3,200 PCM**
 Spacious four bedroom, four bathroom detached house. Comprising lounge, kitchen/breakfast area, large family room, study, utility room, 30ft orangery, bedrooms all with fitted wardrobes, 90ft rear garden, garage and off street parking for three cars. Offered unfurnished and available June 2017. Energy Efficiency Rating D.
CHISLEHURST 020 8295 4900



Farnborough Village **£1,650 PCM**
 Three bedroom semi-detached home in a popular residential location within Farnborough village. Outside the property is an enclosed South facing rear garden laid to lawn, a large secluded courtyard to the side and driveway with off street parking for two cars. Available now and offered unfurnished. Energy Efficiency Rating E.
LOCKSBOTTOM 01689 882 988

Sales



Orpington £1,250,000 F/H
Occupying a generous plot on one of Orpington's finest tree lined roads in the sought after 'Knoll Area'. This elegant 1930's house has been extended and upgraded to a high specification and boasts an impressive 2,698 sq ft of living accommodation. With local amenities and transport links close by, this five bedroom property will make an ideal family home. Energy Efficiency Rating D.
ORPINGTON 01689 661 400



Shirley Hills £1,375,000 F/H
Fabulous, extended seven bedroom, four reception room, detached family home, offering 3,344 sq ft of beautifully proportioned and well-presented living accommodation with the garden backing onto Shirley Park Golf Course. Positioned on one of Shirley Hills prime roads with several excellent schools close by. Energy Efficiency Rating E.
WEST WICKHAM 020 8432 7373

Lettings



Locksbottom £1,800 PCM
Stunning two/three bedroom detached Victorian cottage, set back off the road giving you privacy. The property comprises two receptions, modern kitchen, large family bathroom, downstairs cloakroom and is within the Ofsted 'Outstanding' rated Darrick Wood School catchment. Offered unfurnished and available now. Energy Efficiency Rating F.
ORPINGTON 01689 661 400



West Wickham £2,400 PCM
Impressive four bedroom, two bathroom detached house, set on a desirable road in West Wickham and close to good schools. Comprising large through lounge of approximately 30ft leading onto patio doors overlooking the sunny patio and garden, good size kitchen with conservatory/breakfast room, study, WC and garage. Offered unfurnished and available now. Energy Efficiency Rating E.
WEST WICKHAM 020 8432 7373

W

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- Private outside space**
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- 999 year lease



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For further information please contact 01689 661 140
Westerham Road • Keston • BR2 6HA

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*Only 2 bedroom apartments now available. **Excluding plots 4, 5 and 13.



millgatehomes.co.uk



AN INNOVATIVE APPROACH TO PROPERTY

Cliffview Road, Lewisham

£799,999

4 Beds 1 Bath 2 Recepts

Set in a popular residential location and offering stunning views of London, Kallars are delighted to present this sensational four bedroom family home. This immaculate property has been lovingly maintained by its current owners for many years and provides sublime living space over three floors.



Rokeby Road, Brockley

£580,000

3 Beds 1 Bath 1 Recep

A handsome and impressive home with tremendous character and grand proportions, suitable for versatile living. Positioned on a quiet residential street within the Brockley Conservation area. Kallars present this charming two/three bedroom split level maisonette in splendid decorative order throughout.



Breakspears Mews, Brockley

£750,000

3 Beds 2 Baths 1 Recep

Set within this charming gated development in the heart of the popular Brockley Conservation Area, Kallars are pleased to offer this modern three bedroom town house. This property offers flexible living accommodation spread over two floors.

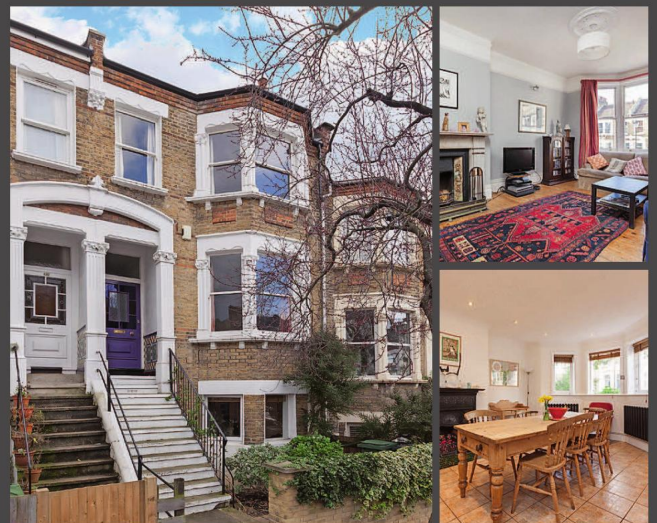


Tressillian Road, Brockley

£1,330,000

4 Beds 2 Baths 3 Recepts

Standing on a good residential street set within the heart of the Brockley Conservation Area, is this superb family home. A brilliantly proportioned house with longevity and warmth. Flooded with natural light throughout, the house has the character and elegance of a traditional Victorian home.



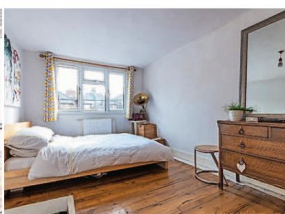
£785,000

Freehold

**Revelon Road,
Brockley SE4**

- Three Double Bedrooms
- Large Kitchen/Diner
- Planning approved for loft conversion and rear extension

A superb three double bedroom Edwardian terraced house perfectly located on the prime Revelon Road right near Brockley station in SE4. The property boasts a bright front reception room with stunning square bay window with double glazing and an impeccably maintained original fireplace. The modern and large kitchen/diner has ample storage, including a utility space neatly tucked away under the stairs. The bathroom and separate WC lead on from here, which then take you onto the vast 55 ft garden.



£599,950 Freehold

Rokey Road, Brockley SE4

- Three Bedrooms
- Kitchen/Diner
- Chain Free
- Outbuilding/Office

Quirky and unique two/three bedroom semi-detached house situated on a quiet one-way street within the Brockley conservation area. This delightful freehold property offers flexible living accommodation spread over three floors and has been meticulously maintained by its current owners.

£842,750 Freehold

Chudleigh Road, Brockley SE4

- Five Bedrooms
- Two Reception Rooms
- Garage
- 50 ft Rear Garden

Expansive five bedroom semi-detached 1930s house located within the popular Heath estate, SE4. Measuring approximately 1800 sq ft this bright and spacious house boasts generously sized rooms and off street parking. The ground floor comprises; a large front reception room with bay window, second reception room with double doors providing alternative access to the garden, contemporary kitchen and garden which measures 50 ft.

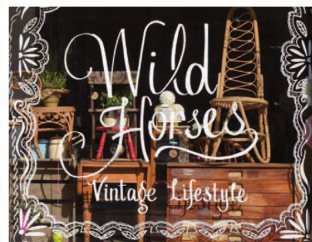
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SYDENHAM SE26



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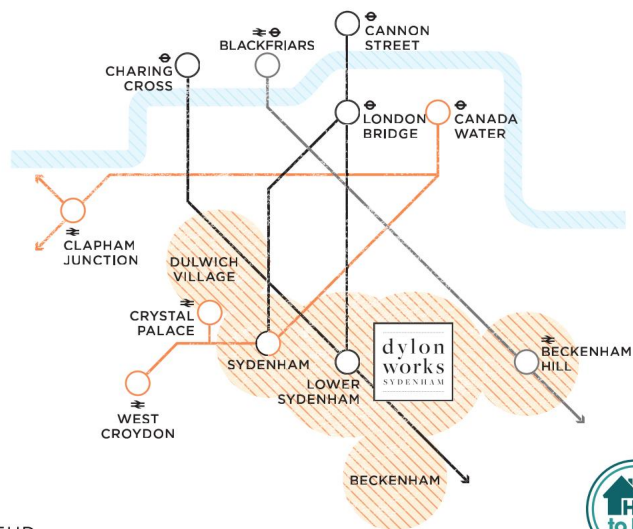
A contemporary development of 1, 2 & 3 bedroom apartments located directly next to Lower Sydenham station in Zone 4. All with parking, private outside space & **just a 16 minute journey to London Bridge****.

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CHILD'S PLAY

*Who will teach your children about money,
asks Sterling & Law's Akwasi Duodu*



Many parents try to shield their children from the reality that is money and finance, thinking it may stress them out or compromise their

innocence. This normally happens in families where money is a sore subject and is not a good approach.

Unless your child is studying economics at school, they are more likely to learn about the mysteries of trigonometry than the basics of money. Which is more important? At secondary school, I was able to discuss the hypotenuse of a right-angled triangle, but couldn't fathom what a mortgage was. My parents never discussed money in front of me. Occasionally, when I'd ask for a financial contribution, my father would lose his temper and shout: 'Do you think I am made of money?' I still had no idea what he was talking about. It is therefore important that you teach your children about money as early as possible.

Saving This is arguably the most important money lesson a parent can teach their children. Giving your child pocket money and teaching them how to manage it is a great life lesson. My suggestion would be to give your child a finite amount of pocket money every week or month and no more. The stricter you are, the better because that's how real life works. Most people have to live on a wage and when they run out of funds, it's tough.

Borrowing The concept of borrowing can be taught by using pocket money as a basis. When your child runs out of funds and becomes desperate, you as a parent

could lend to them, but only if they have a good track record of previous borrowing. You could give them a mutually agreed method of repayment and charge interest on the amount borrowed. This should prepare them for the dangers of borrowing money.

Investing Playing Monopoly is a great way to teach your child about the concept of investing, but there are other lessons to be learned through the game. Being rich, being poor, paying tax, purchasing property, paying fines, paying rent and the misery of going to jail are all great ways to prepare your child for real life.

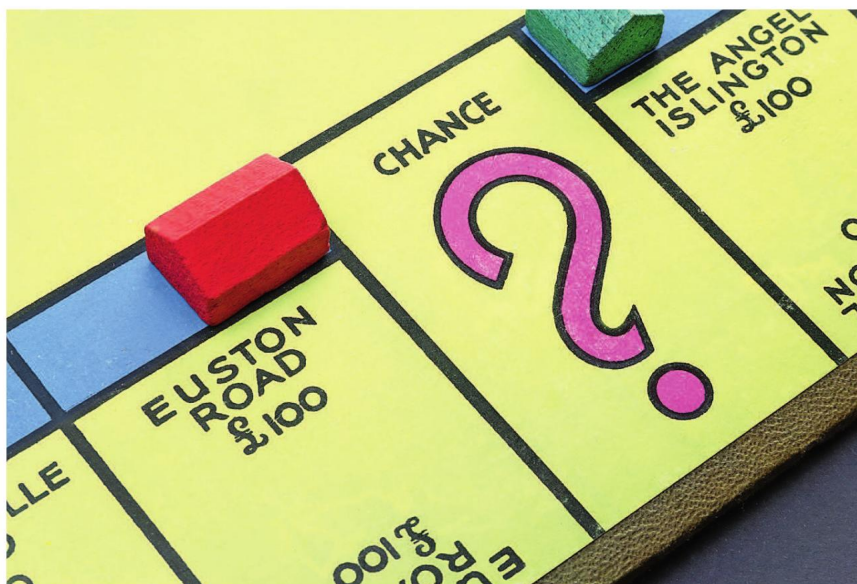
Risk and reward A parent's natural instinct is to insulate their children from harm. It is, therefore, understandable why risk doesn't get discussed much at home. Parents who have equity based investments such as stocks and shares ISAs should discuss them with their children. The concept of risk v reward

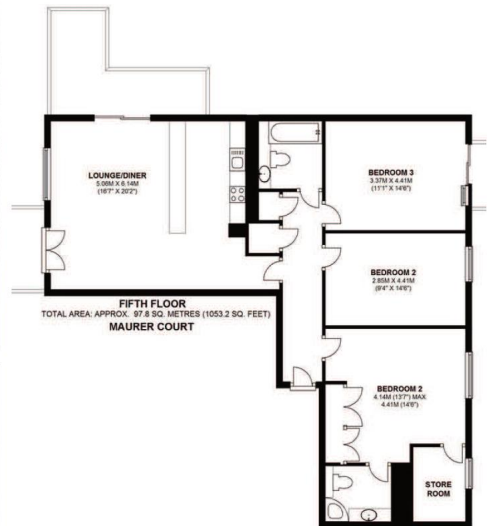
can be a difficult one to explain. However, teaching children about risk in a controlled environment, i.e. at home, could be a vital way of preparing them for later life.

Insurance The best way to teach children about the value of insurance is to tell them why you insure your home, your car, your travel, your life and your health. Discuss claims with them, talk to them about your premiums and what you would have to do to make a successful claim.

Conclusion It is best to be open and transparent about your finances with your children. Don't be afraid to discuss what you earn with them, be open about financial problems and celebrate financial success with them. Teach them to keep your affairs confidential, but try not to hide anything from them, even when times are difficult. You'll be doing them a big favour.

See sterlingandlaw.com or call 020 7291 4567





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THE NEW GENERATION

News on an opportunity to buy in one of south east London's most exciting areas

Atar House is a high quality collection of contemporary 1, 2 and 3 bedroom apartments, which combine generous living spaces with comprehensive specifications to create highly desirable homes. The cutting edge architecture pays tribute to the area's dynamic transformation, and large glazed panels allow rooms to be flooded with natural light, whilst balconies or terraces extend living space to the outside.

These luxury apartments offer perfection throughout. From the contemporary kitchens with integrated handles and high quality stone worktops, to the engineered oak flooring

throughout the living areas and the cost-effective photovoltaic cells that feed back to the management company with the electrical charges.

Located in the hub of the New Bermondsey regeneration, Atar House sits proudly on the corner of Ilderton Road and Stockholm Road. Forming part of the exciting transformation of the local area, it is ideally suited for people whose lives revolve around the buzz of central London. South Bermondsey station is only a short walk away with regular services into London Bridge. An array of local amenities including Surrey Quays Shopping Centre are on your doorstep, offering a range of high street retailers, as well as a 24 hour Tesco superstore, a variety of restaurants, a cinema and an ultra-modern leisure complex. Canada Water also offers a diverse selection of water sports from sailing to windsurfing, with a selection of dry activities in the state of the art gym or alternatively you can enjoy a leisurely stroll or cycle ride along the river.

The New Bermondsey

regeneration project is well underway and once completed, will be a unique, exciting place to live. The regeneration includes new housing, jobs, sports facilities, creative industries, office and faith spaces, a revitalised stadium for Millwall Football Club, new public squares and a much improved park at Bridgehouse Meadows.

At the heart of the regeneration is the New Bermondsey Overground station. Around 40,000 people currently live within a 15 minute walk of the New Bermondsey site and transport connections in the area currently work with just one station and one bus route serving the area. The new and improved station, along with new bus and cycling routes, will open up this area of London like never before.

New Bermondsey really will be one of the most envious new places to live, work and play in London. Atar House is available to view now and is a wonderfully rare development in one of London's most exciting and rapidly developing new areas.

For more information contact Acorn New Homes on 020 8315 6996 or visit acornnewhomes.co.uk





Lewisham Way, SE14 OIEO £1,200,000

A fantastic opportunity to acquire this well presented seven bedroom semi-detached Victorian property boasting original features, high ceilings throughout and over 2,300 sq ft of living space! EPC Rating - E

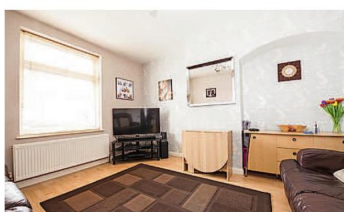
Contact Ben Small on 020 7647 7711



Le May Avenue, SE12 £550,000

Three bedroom semi-detached within walking distance of Grove Park Rail Station and excellent bus routes makes this property a must view. Property has been well maintained to a great standard. EPC Rating - D

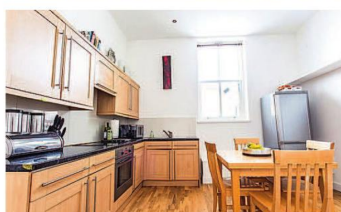
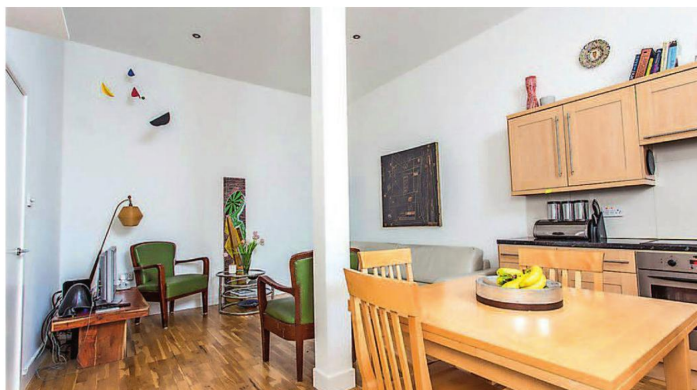
Contact Dan Catley on 020 8297 8777.



Moorside Road, BR1 OIEO £370,000

We are delighted to offer this smart three bedroom end of terrace house offered in excellent condition throughout with a recently fitted stunning kitchen. Good size garden. Double glazing. G/C/H. Parking. EPC Rating - D

Contact Lee Savigar on 020 8698 1234



New Cross Road, SE14 £1,350 pcm
fees apply

A delightful modern one bedroom Victorian split level conversion flat in the heart of New Cross with an array of amenities plus the great benefit of New Cross station just across the road. EPC Rating - E

Contact South East London Lettings on 020 8698 1234

Local experts for: Brockley, Catford, Eltham, Forest Hill,
Hither Green, Kidbrooke, Lee, Lewisham, Mottingham, New Cross



Arsenal Road, SE9

£400,000

EPC Rating - E

Contact Contact Marcus or Tiffany on
020 8859 9600

Located within the much sought after Progress Estate is this three bedroom cottage benefitting from a conservatory.

Offered to the market with no forward chain.



Devonshire Rd SE23

£499,995

A superb, 2 bedroom, split-level period flat with its own section of the garden
EPC D



Beechfield Rd SE6 **£799,950**

Bursting with period charm is this 4 double bedroom family home.
EPC D



Holdenby Rd SE4 **£795,000**

This 4 bedroom house has been lovingly refurbished by the current owners
EPC D



Tatnell Rd SE23 **£725,000**

Ideally placed for Honor Oak Park station is this 3 bedroom, semi-detached house.
EPC D



Garthorne Rd SE23 **£700,000**

Needing modernisation, this 3 bedroom period house backs onto a nature reserve.
EPC D



Woolstone Rd SE23 **£485,000**

A wonderful, 2 bedroom first floor period flat with its own section of garden.
EPC D



Stondon Park SE23 **£475,000**

A well-presented, 2 bedroom period flat with its own garden and front door.
EPC D

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THE LETTING SPECIALIST

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Granville Park, Lewisham SE13

£1500 PCM 2 Bedroom Flat Fully Furnished



A stunning 2 bedroom, first floor flat just 5 minutes' walk from Lewisham Mainline and DLR Stations on Granville Park in Lewisham. Furnished and decorated with care and creativity, the flat and the communal grounds must be seen to be appreciated. Comprising 2 double bedrooms, the larger with 4 floor to ceiling built in wardrobes, a beautiful all tile bathroom suite with shower over bath and heated towel rail, bright lounge/diner and a fully fitted, fully equipped kitchen. EPC D

St. Joseph's Vale, Blackheath SE3

£1500 PCM 2 Bedroom Flat Unfurnished



A lovely 2 bedroom flat in the sought after St Joseph's Vale, just a 10 min walk from Blackheath Village and the Blackheath Mainline station. Accommodation comprises master bedroom with built-in wardrobes and en-suite bathroom with shower facility, smaller double bedroom, family bathroom with overhead shower facility, bright lounge with picture window & Juliette balcony, well fitted open plan kitchen with breakfast bar. With off street parking and bike storage. EPC D

THE LETTING SPECIALIST

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37 Tranquil Vale Blackheath, SE3 0BU



LIFE AT THE TOP

London's penthouses ooze luxury, style not to mention outstanding views

Words FIONA BRANDHORST

A penthouse has always been the ultimate trophy home since it was created in New York back in the 1920s. Today, London's penthouses crown some of the tallest buildings across the capital with unbelievable views of the city, offering superb amenities and vast living spaces.

Charles Lloyd, Head of Savills Mayfair, says penthouse buyers expect a large lateral footprint, incredible views and generous outside space. 'They are looking for exclusivity and privacy, which often includes a private lift up to their apartment.' The 3,405 sq ft penthouse at the Park Place Residences in Mayfair is arranged over the fourth and fifth floors of an Art Deco-inspired building with direct lift access. Priced at £13.95m, owners will also enjoy a sixth floor timber-decked roof terrace, offering spectacular 360 degree views of London. The penthouse suite even has its own library and is only a few footsteps from the Ritz, Fortnum & Mason and celebrity eatery Le Caprice.

Soon to be soaring into the city sky are six exclusive penthouses across the 40th, 41st and 42nd floors at 250 City Road by Berkeley Homes in EC1. Located in the very heart of the capital's tech and creative quarter, the penthouses are at the apex of the scheme's Carrara Tower. The two two-bedroom and four three-bedroom penthouses are arranged in lateral, duplex and triplex configurations. A seventh floor gym with bootcamp terrace, indoor pool and spa,

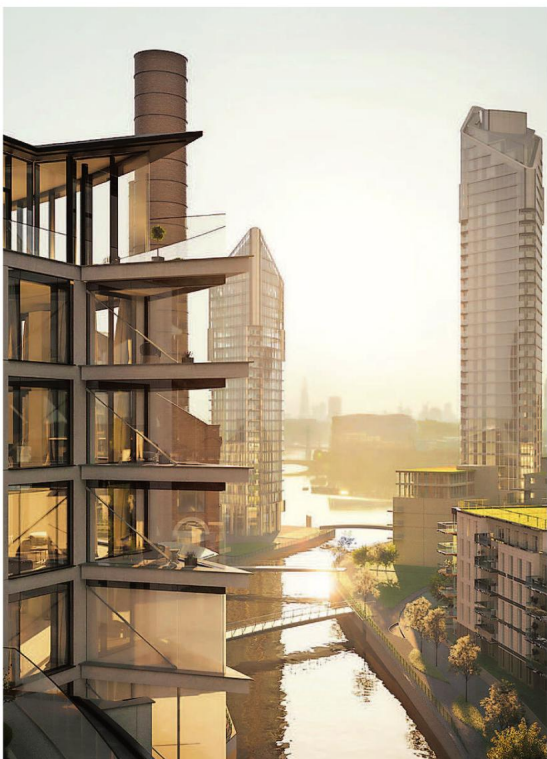


residents' lounge and a 24-hour concierge rival the latest in members' club facilities. Completing from 2020, prices start from £2.35m.

At Dollar Bay in London's world-famous Docklands, Mount Anvil has released four two and three-bedroom penthouse apartments, topping the dramatic 31-storey tower, enjoying extraordinary panoramic views of the London skyline. The three-bedroom penthouses have over 3,000 sq ft of living space, arranged over four storeys with double-height, floor to ceiling windows creating a sense of endless

space, while mezzanine levels and winter gardens span multiple floors adding to the visual impact. Jon Hall, Sales & Marketing Director at Mount Anvil, says: 'These properties embody all that this urban, chic neighbourhood has to offer – sophistication and excitement underpinned by an intrinsic sense of innovation and luxury.' Penthouses start at £3.5m.

For buyers preferring a period setting without missing out on a high-tech interior, Jackson-Stops & Staff is selling a contemporary three-bedroom fifth-floor penthouse located just 200m from



Clockwise from top left: The Maple Building in Kentish Town; Dollar Bay will benefit from Canary Wharf's Crossrail station opening in 2017; Chelsea Island offers stunning views of London

Buckingham Palace behind a Grade II listed façade in the Birdcage Walk Conservation area for £4.75m. Over 2,000 sq ft of living space, it includes a sweeping oak staircase leading up to the light-filled, dual aspect living area that flows onto a large roof terrace offering panoramic views of the capital.

Hadley Property Group has recently unveiled its Penthouse Collection at Chelsea Island of three elite homes, each with its own private terrace offering spectacular vistas of London as well as views of the development's landscaped roof terrace, designed by world-renowned Belgravia florist, Neill Strain. The four-bedroom duplex penthouse, priced at £11.95m, is being sold through Cluttons and has more than 2,000 sq ft of outside space as well as a large BBQ/kitchen area ready for summer entertaining with a unique view. 'The best London penthouses exude luxury in every element of their design and build,' adds Simon Tollit, Director of Central London Sales at United Kingdom Sotheby's International Realty.

London's penthouses crown some of the tallest buildings across the capital

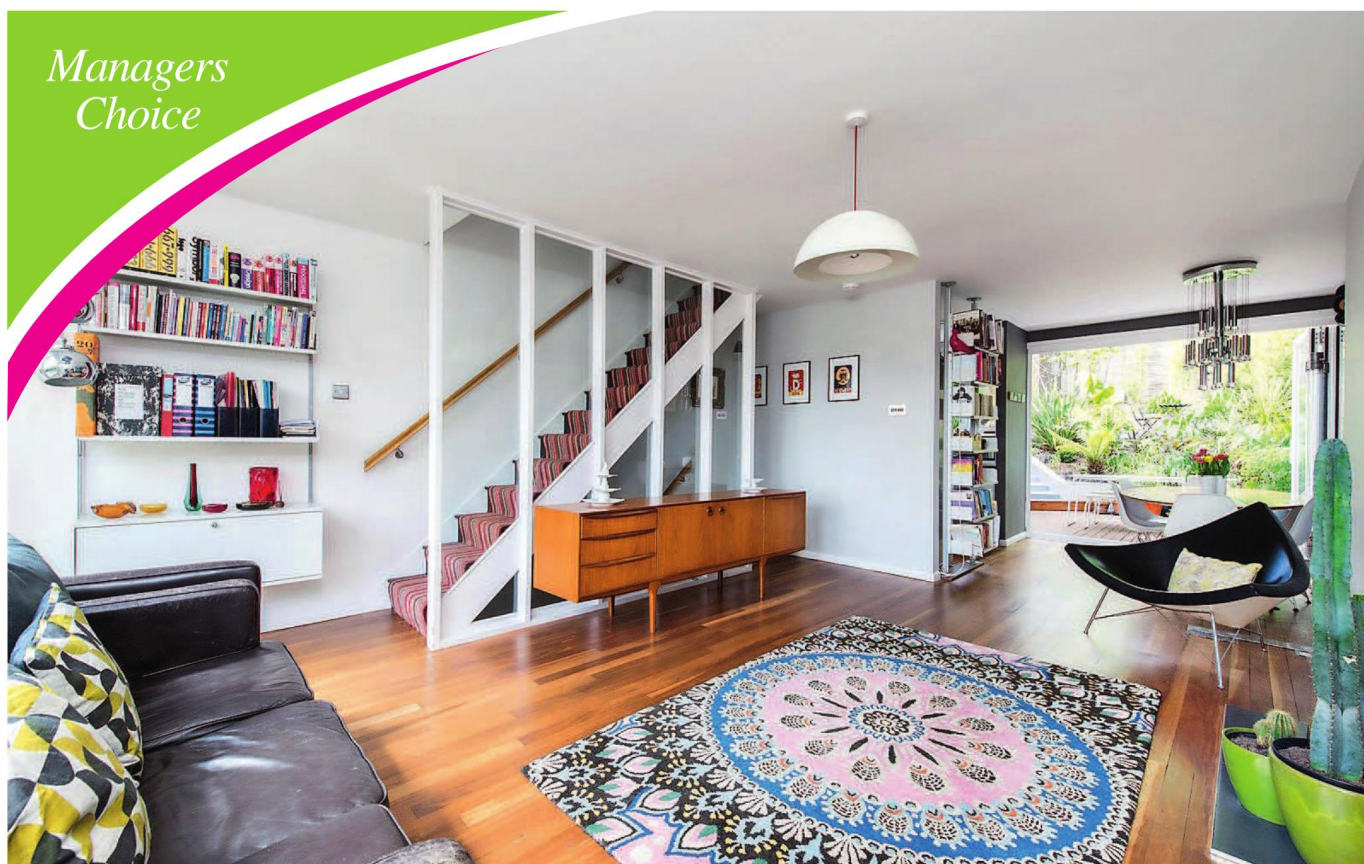
Lawyers favouring a walk to work could definitely make a case for the four-bedroom penthouse at Aldwych Chambers, a boutique development of just 20 apartments tucked down historic Essex Street leading to the Thames at one end and the Royal Law Courts of Justice on the Strand at the other. Priced at £4.725m the duplex penthouse has a

roof terrace with City of London views.

Steeped in industrial history is The Linton Group's collection of seven duplex penthouses in The Maple Building in Kentish Town. The interiors have been designed by Gordon-Duff & Linton and prices start from £1.295m with Savills.

Where space and luxury is no object, the striking three-bedroom penthouse at St Edward's Gladstone House at 190 The Strand occupies the entire eighth floor offering an impressive 3,649 sq ft of living space, on the market through Knight Frank for £12.7m. The interior design is influenced by the glamour and grandeur of the iconic Art Deco five-star hotels such as The Savoy and Waldorf Astoria located nearby.

*Managers
Choice*



Crystal Palace, SE19

£750,000

IN SHORT : FOUR BEDROOMS // GARDEN // OFF STREET PARKING

Impressive four bedroom 1960s townhouse occupying a prime spot within this quiet cul-de-sac. This amazing house affords bright accommodation to include lovely lounge with bi-folds to garden, ensuite to master bedroom, parking and much more.

*Thinking of **selling or letting?***

Call us now on 020 8653 9222 for a free market appraisal and expert advice

Your local office is
Crystal Palace
Tel. 020 8653 9222



Crystal Palace, SE19 **£685,000**

Spellbinding three bedroom split level apartment set within this imposing period building. Offering over 1,200 sq ft of living space and features to include kitchen diner, private garden, share of freehold and no onward chain.



Crystal Palace, SE25 **£375,000**

Impressive two bedroom split level apartment set within this lovely Victorian house located on this popular road. With features to include 17 ft reception room, kitchen diner, bay window, share of freehold and much more!



Crystal Palace, SE19 **£499,995**

Bright and airy two bedroom apartment set on the ground floor of this handsome period building located on this popular road just moments from Crystal Palace rail station. Features include 17 ft lounge, high ceilings, share of freehold, direct access to garden and much more.



Crystal Palace, SE20 **£395,000**

Bright and charming two bedroom purpose built maisonette set within this quiet cul-de-sac just off the popular Anerley Park. Features include own front door, private garden, long lease and much more. Call now to book your viewing.



Crystal Palace, SE19 **£1,425 PCM**

Stunning two bedroom ground floor maisonette ideally located for both the Crystal Palace triangle and Crystal Palace station. A real must view, call us today!



Crystal Palace, SE19 **£1,550 PCM**

Amazing two bedroom Manhattan inspired conversion apartment in the heart of Crystal Palace. Rarely available and must be viewed to avoid disappointment.

Selling or letting call 020 8683 8100

Croydon
 219-221 Lower
 Addiscombe Road
 Croydon, CR0 6RB

Croydon Central
 263 High Street,
 Croydon,
 CR0 1QH

South Croydon
 7 Ye Market,
 Selsdon Road
 Croydon, CR2 6PW

Coulsdon
 148 Brighton Road
 Coulsdon,
 CR5 2ND

Purley
 936 Brighton Road
 Purley,
 CR8 2LP

Crystal Palace
 4-8 Westow Street
 Crystal Palace,
 SE19 3AH

www.streetsahead.info

A *FRESH* APPROACH TO ESTATE AGENCY



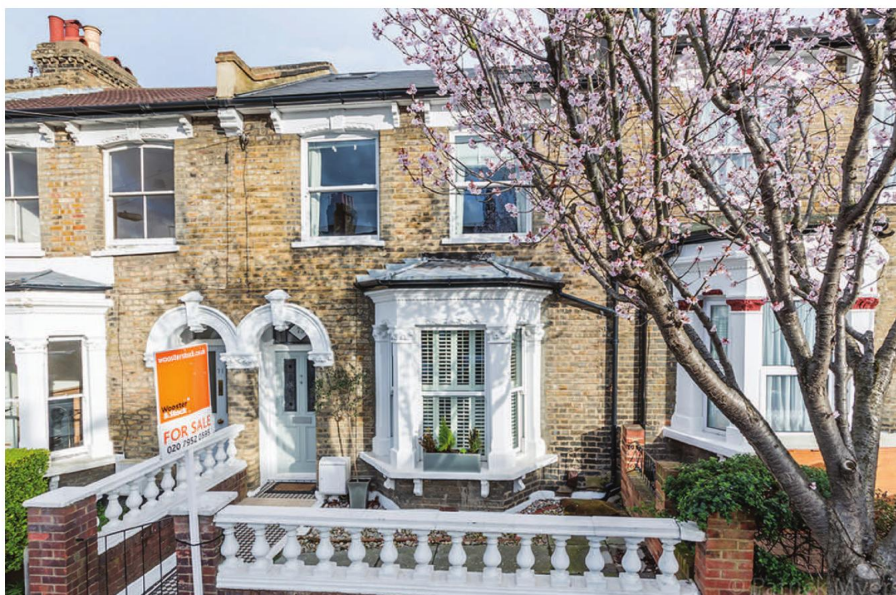
SUNDERLAND ROAD, SE23

£1,400,000



This stunning home on a premier road will keep you filled with cheer all year round. Built by the famous master builder Edward (Ted) Christmas, these homes are well known for their huge proportions, period features and notable external touches. This semi-detached beauty is crammed with beautiful, well preserved features and holds a whole host of internal

space. There are five bedrooms, a stunning conservatory, two bathrooms (one en suite) and an approximately 60ft west-facing landscaped garden.



HENSLOWE ROAD, SE22

£1,175,000



Henslowe Road is a quiet one-way street within easy reach of the entertainments, high street outlets and foodie shops in Lordship Lane. Running just off Underhill Road and within striking distance of Peckham Rye park, you'll be hard pressed to find a better location. Take a look at our new dishy number – it's Victorian, has four bedrooms, and a nice

mix of original and modern features. The current owners have cleverly maximised the house to its full potential to include a huge kitchen and additional slumber space in the loft. Add all this to a winning SE22 postcode and a south-east facing garden of 30 feet.



MALFORT ROAD, SE5

OIEO £1,000,000

Original detail runs through this charming terraced house on Malfort Road. Running from Ivanhoe Road to Grove Hill Road, this pretty street is very appealing for families and professionals, . The houses here are all well preserved, many having original sash windows, plus there's a strong community spirit amongst the neighbours.



SOMERTON ROAD, SE15

£825,000

Sprawling over 1100 square feet, this award-winning, architect designed home sits on the cusp of Peckham Rye park and will impress you at every step. It was originally built in the late 50's and expertly augmented in the noughties. The house extends to include a vast L-shaped living/dining room with a wall of glass leading to a semi decked garden.



CAMBERWELL GROVE, SE5

£700,000

Incredibly spacious two (double) bedroom flat in an imposing building at the top of Camberwell Grove. This apartment is based in the east Regency terrace built in 1824. It's Grade II listed and set within a conservation area with a shared secluded garden that backs onto allotments and the lovely, private Lettsom Gardens.



HINDSLEY'S PLACE, SE23

£945,000

It's a smart move to buy in an exciting new development moments from Forest Hill station. Imperial Club, formerly an industrial building at the end of a peaceful mews in central Forest Hill, is an exciting new development designed by Frame. Three bedrooms, two bathrooms plus private courtyard garden.



Last chance

Family Mosaic's popular mixed-tenure development Charters Wharf, situated in an exquisite waterside location in the heart of Greenwich, is down to its last available Shared Ownership properties. Perfect for buyers looking to secure their dream first property, prices for a two bedroom apartment start at £158,363 based on 30% share of the full £528,000. All properties boast private balconies, integrated kitchen appliances, video entry systems, en-suite bathrooms and built in wardrobes in the master bedrooms.

For more call 020 7089 1315 or visit familymosaic.co.uk

PROPERTY NEWS

New developments for south London

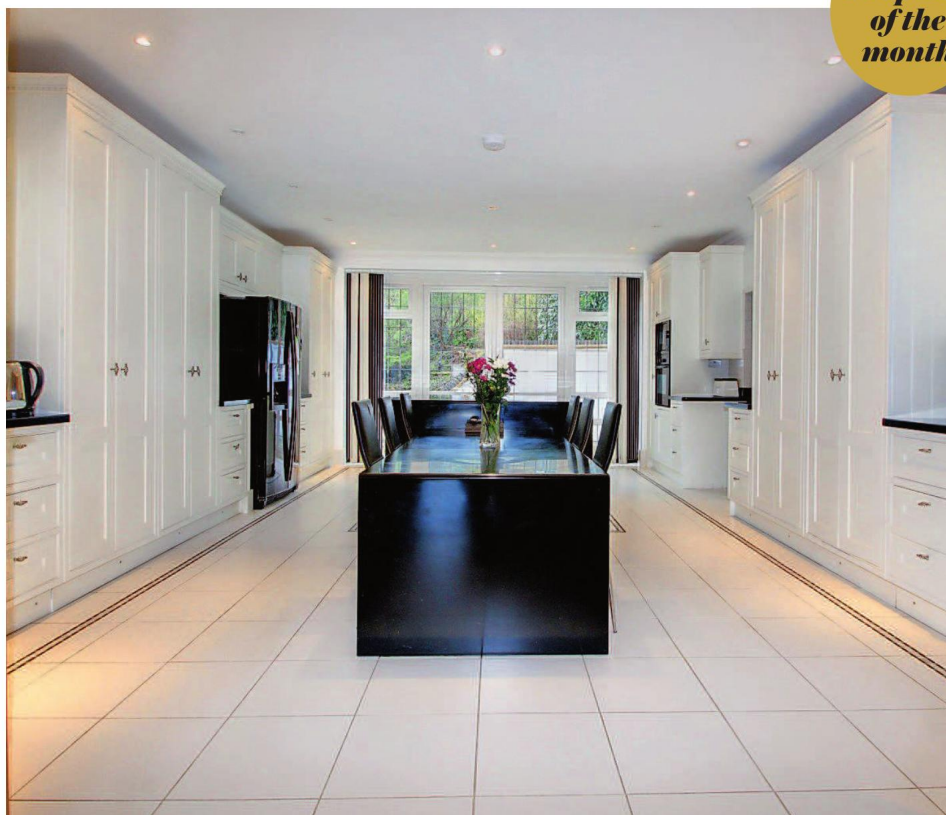
Exchange rate

Battersea Exchange, by Taylor Wimpey Central London, has now launched its second phase: a striking collection of 21 one, two, three and four bedroom apartments, duplexes, mews houses, and the first and only townhouses at the development. This second phase is part of a 290-home development, moments from Battersea Park, which will transform this part of town. There is plenty of outdoor space to enjoy throughout, and each home enjoys well-appointed living spaces, with open-plan kitchen and dining areas providing enviable proportions that enhance the feeling of openness and light.

Prices start from £559,000. For more information, call 020 3866 0980 or visit batterseaexchange.co.uk



Property
of the
month



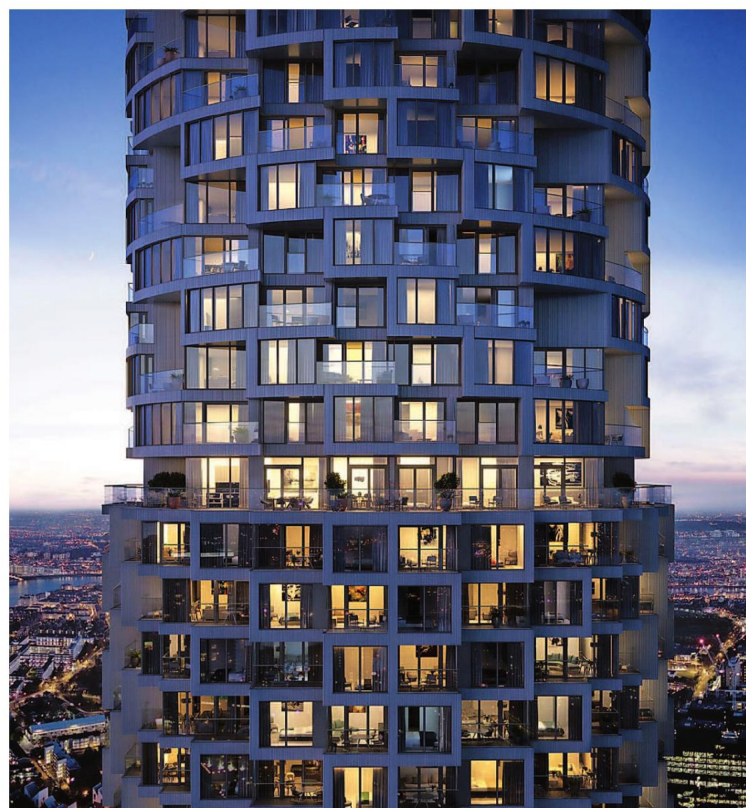
**Chislehurst Road, BR7
£2,750,000**

This six bedroom gated and detached home is set back from the road on an elevated plot within close proximity of Chislehurst Station and Bullers Wood School. It was designed and built by renowned local builder Frederick Love in the late 1930s, but more recently has undergone a complete remodel and extension by the present owners. With elevations of mellowed brick and a wealth of oak joinery, this substantial family home of some 6,400 sq ft provides exceptional accommodation and a rear garden in excess of 150ft. This is a property that must be seen.

For more information contact Sinclair Hammelton on 01689 806770 or visit sinclairhammelton.co.uk

Wide appeal

Countrywide has promoted Shane Ballard to Retail Director for London, covering sales and lettings for the Birstow Eves, Mann, Gascoigne Pees and Greene & Co. brands. Ballard will be responsible for overseeing 750 staff based in 85 branches, working across the capital. Collectively, the brands cover homes from £200,000 to the £1.8m price range, appealing to everyone from first time buyers and investors through to families moving home within London's commuter belt. Jonathan Simpson, Divisional Managing Director London, says: 'Countrywide has genuine reach through towns, cities and regions across the UK and London. Shane's appointment builds on our strategy of organic growth and promoting high calibre employees from within the business. With 11 years of sales and lettings experience, Shane is well placed to drive the businesses forward by further consolidating and growing our market share at different price points, and throughout London.'



The leading one

Canary Wharf Group has announced that its collection of exceptional apartments at One Park Drive will go on sale from 4 May, defining urban living within this instantly recognisable part of London. The new homes at One Park Drive, the first residential project in the UK by acclaimed architectural firm Herzog & de Meuron, will be launched first to UK-based buyers with prices for the 483 apartments in the 58-storey building starting from £575,000 for a studio, £750,000 for a one bed, £1,080,000 for a two bed and £1,625,000 for a three bed.

For more details visit canarywharf.com/residential or call 020 7001 3800

Avondale Rise, Nunhead, SE15 4AE

£475,000 Share of Freehold



63.26 sq m (681 sq ft). Well presented first and second floor split level maisonette with lounge to the front with bay window, fitted kitchen, modern bathroom and double bedroom to the first floor. There is a good sized loft room to the top floor with interesting sloped ceilings which offers potential for any incoming buyer. The property is located on this popular residential road within easy reach of Bellenden Road and Lordship Lane with their extensive range of local shops, café bars and restaurants. Set within minutes' walk of Peckham Rye, East Dulwich or Denmark Hill mainline stations (11/14 minute journey to London Bridge, Blackfriars, Victoria and access to London Overground).

Ivydale Road, Peckham, SE15 3DR

£439,950 Leasehold



PROPERTY IN
.com



64.6 sq m (695 sq ft). First floor two double bedroom conversion flat. Good sized lounge to the front with bay window, fitted kitchen with integrated appliances and a modern bathroom. The popular local shops of Nunhead "Village" are close by and Nunhead BR station is within a 5 minute walk (11-14 minute journey to London Bridge, and Victoria). There is easy access to East Dulwich, Peckham Rye and Queens Road Stations. Buy to let investment opportunity (this property is currently let at £1,250 pcm).

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com • www.propertyin.com

Whateley Road, Dulwich, SE22 9DB

£1,650 per month



74 sq m (804 sq ft). Two double bedroom first and second floor split level conversion flat with fitted kitchen/breakfast room, large bathroom including walk in shower, 16' x 11'8" lounge to the front with Victorian cast iron fireplace. The flat has been recently redecorated and new carpets to the and landing, there stripped and varnished floors have been retained. The flat has replacement wooden sash windows and is light, airy and has its own front door. Set within moments' walk of Lordship Lane's wide selection of shops café bars and restaurants. East and North Dulwich BR stations are within 10 minutes' walk (11 minute journey to London Bridge).

Playfield Crescent, Dulwich, SE22 8QS

£1,600 per month



PROPERTY IN
.com



68.47 sq m (737 sq ft). Newly refurbished Edwardian purpose built ground floor flat. There are two double bedrooms and single bedroom/study, lounge to the front with bay window, modern bathroom and fitted kitchen leading to a private rear garden. Playfield Crescent is a very popular road set within easy reach of Lordship Lane, the area is buzzing with numerous bars, restaurants and funky gift shops. There is a 10 minute walk TO East Dulwich BR station (11 minute journey to London Bridge). Unfurnished.

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

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ROBERT COCKAYNE

COMMERCIAL CONSULTANT, PETER JAMES ESTATES

How the commercial sector has driven the market on

South East London boasts one of the country's most exciting commercial property markets, which will come as little shock to many considering that the region houses some of the capital's most diverse, vibrant and affluent areas.

The retail sector continues to see positive growth with the demand for both freehold and leasehold opportunities increasing, driven by the desire from both corporate and private operators to secure positions in not only the established business hubs, but also the numerous mixed-use developments bringing regeneration to the region.

Since the crash of 2008, the office market has been a key sector driving recovery throughout the country, with SME and start-up businesses keen to acquire offices under 1,500sq ft, especially in areas fuelled by TFL's expanding transport network. As clusters of offices increases, employment in areas that have historically been less desirable increases, and as a result retail and hospitality businesses fight to establish themselves in the surrounding areas



Vanbrugh Park, SE3, is a unique loft style office suite which would be ideal for a number of small businesses. £900 PCM

The office market has been a key sector driving recovery throughout the country

seeking to tap into the upward spiral of footfall.

The public house sector has been hard hit in recent years, most recently by an increase in business rates and the fallout of the failed implementation of the Pubs Code and Market Rent Only option. This uncertainty has however caused a dramatic increase in demand for freeholds and free-of-tie leases, especially in buzzing areas of London that more and more young professionals now call home.

Therefore, as demand continues to outstrip supply in the market, we expect to see freehold values, leasehold premiums and rents to remain strong and potentially continue to trickle up.



Delacourt Road, SE3
£2,083 PCM

Rarely available self contained office building in an excellent location close to the A2. Blackheath Royal Standard and all of its facilities are 2 minutes by foot and Blackheath Village is a little further afield. Flexible accommodation which is available as a whole or as two separate floors. Flexible lease terms available. **020 8463 1555;** peterjamesestates.co.uk



CRYSTAL PALACE ROAD, SE22

£1,750,000

A fantastic six bedroom semi-detached house, set over three floors, with six generous double bedrooms, two bathrooms, double reception with beautiful marble fireplaces and a large kitchen/breakfast room leading to a fantastic well stocked large garden. Crystal Palace Road is conveniently located for East Dulwich station (just a few mins walk away) and Lordship Lane with its fantastic shops bars and restaurants. Nearby you also have the Dulwich Village, park and the Picture Gallery as well as many sought after schools.

Dulwich Office 020 3397 1144



BENSON ROAD, SE23

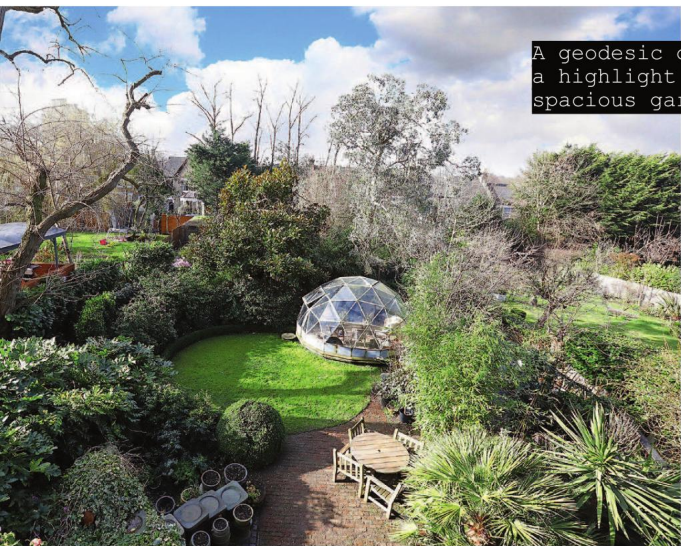
£1,350,000

An exceptional 5 bedroom Victorian semi-detached family home with an abundance of period features, character and charm. It briefly comprises large hallway, 2 generous reception rooms, downstairs WC and an exquisite kitchen dining room, part of an architecturally designed rear extension. Upstairs set over two floors are 5 bedrooms and two bathrooms. It also benefits from a sunny south facing rear garden and is located on one of Forest Hill's premier roads. Benson Road is a very popular family orientated road, equidistant to both Forest Hill Station and Honor Oak Park (Overground and National Rail London Bridge connections) and also close to Fairlawn Primary School (Outstanding Ofsted) and Horniman Primary School (Good Ofsted).

Honor Oak Park Office 020 3397 1166

HISTORIC OPPORTUNITY

It's not often that a property such as this one in Dulwich comes onto the market, making it a must see



A geodesic dome is a highlight of the spacious garden



This is a double bay fronted detached Victorian villa in the classic style and is thought to have been built between 1857 and 1863. The property has extensive accommodation arranged over three floors and benefits from some large and particularly well proportioned rooms. It requires modernisation and improvement, but is believed to be the only surviving example of the original group of six houses built in this style in Alleyn Road. It retains many period features, and additionally there is a large loft that may be suitable for conversion subject to any consent.

At the rear the south west facing garden is about 131' deep x 54' wide (40m x 16m) and well stocked with mature shrubs, trees, ponds and a geodesic dome. The gravelled driveway to the front of the property provides off

It is believed to be the only surviving example of the original group of houses built in this style

street parking for several cars. In total, there are five bedrooms, three reception rooms, two bathrooms and two kitchens.

Detached properties of this age and elegance rarely come to the market in

Dulwich and viewing is strongly recommended. Alleyn Road is well located for all the amenities of Dulwich, particularly Dulwich College and Dulwich Prep London. The nearest railway stations are Sydenham Hill (Victoria), Gipsy Hill (London Bridge, Victoria) and one stop to Crystal Palace for the London Underground) and West Dulwich (Victoria, Blackfriars).

Alleyn Road, SE21, is on the market for £3,150,000 with Harvey Wheeler; 020 8693 4321

Town, Village & Distinctive Homes Across East Kent



LYNSTED **£775,000**

- Spacious 1930s Detached House
- Separate Detached Annex
 - Five Bedrooms
 - Four Reception Rooms
 - Planning Consent To Further Extend
 - Approx. Three Quarters Of An Acre Plot
 - Garage/Workshop & Various Outbuildings
 - Country Setting Backing Onto Orchards
 - Approx. One Mile From A Mainline Station
 - EPC Rating: D



WINGHAM **£375,000**

- Beautiful Attached Period Residence
- Potential Commercial Premises
 - Many Period Features
 - Well Presented & Newly Renovated
 - Four Good Size Bedrooms
 - Large Open Plan Living Space
 - Family Room With Wood Burner
 - Off Road Parking For Two Cars
 - Small Courtyard Style Rear Garden
 - No Chain



CONYER **£317,500**

- Late 1960s Semi-Detached House
- Annex With Shower Room, Utility/Kitchen Area
 - Three/Four Bedrooms
 - Two Large Reception Rooms
 - Wonderful Views
 - Off Road Parking For Three Cars
 - Courtyard Garden
 - Solar Panelling
 - Ideal For Sailing Enthusiasts
 - EPC Rating: F



FAVERSHAM **£429,950**

- Splendid Grade II Listed Period Townhouse
- Original Features Throughout
 - Four/Five Bedrooms
 - Sitting Room With Inglenook Fireplace
 - Stunning Kitchen/Breakfast Room
 - Private Patio Area For 'Al Fresco' Dining
 - Beautifully Planted Rear Garden
 - Large Summerhouse
 - Conveniently Situated For Town Centre
 - No Chain



PRESTON **£595,000**

- Charming Grade II Listed Detached House
- Flexible Layout With Annexe Potential
 - Many Period Features Throughout
 - Five Bedrooms/Five Receptions
 - Two En Suites
 - Half An Acre Of Beautiful Gardens
 - Potential To Create A Building Plot
 - Detached Single & Double Garages
 - Sought After Village Location
 - No Chain

FAVERSHAM **£850,000**

- Exceptional Grade II Listed Barn Conversion
- Immaculately Presented Throughout
 - Wealth Of Exposed Beams & Vaulted Ceilings
 - Highly Versatile Accommodation
 - Four Bedrooms – Three Bathrooms
 - En Suite & Dressing Room To Master Bedroom
 - Drawing Room & Mezzanine Games Room
 - Extremely Private & Secluded Rear Garden
 - Garage & Parking For Numerous Vehicles
 - Walking Distance To Town Centre & Station





Eversley Road SE7

Stunning home situated on one of Charlton's most popular roads. Four double bedrooms, two bathrooms and good sized living space. EPC E.

£700,000

Blackheath 020 8858 2555



Aislbie Road SE12

Rarely available, three bedroom Victorian end of terrace house, situated along a sought after road within easy access of Blackheath and Lee. EPC F.

£775,000

Lee 020 8318 2555



Drakefell Road SE4

Substantial six bedroom Victorian four storey end of terrace house. Located just moments away from Telegraph Hill park with excellent transport links and amenities. EPC E.

£950,000

Brockley 020 3906 1925



Priolo Road SE7

 Three Bedrooms  Two Bathrooms
 Two Receptions  EPC Rating E

£1,995 PCM

Blackheath 020 8858 2555



Jerningham Road SE14

 Two Bedrooms  One Bathroom
 One Reception  EPC Rating D

£1,550 PCM

New Cross 020 7732 7777



Childeric Road SE14

Spacious four bedroom house in need of modernisation throughout also comprising through lounge, large kitchen/diner, downstairs bathroom. Close to both stations. EPC D.

£725,000

New Cross 020 7732 7777



Lee High Road SE12

 Two Bedrooms  One Bathroom
 One Reception  EPC Rating B

£1,400 PCM

Lee 020 8318 2555

**OUR BROCKLEY OFFICE IS
NOW OPEN CALL 020 3906 1925**



Redgate Drive, Bromley, BR2 **Asking price £1,495,000**

A stunning, refurbished five bedroom detached residence on one of Hayes' most sought after roads. On a generous plot on a private road amongst woodlands and open space, but in proximity to local amenities and excellent transport links to Central London. EPC: C

Hayes 020 8462 0360



Park Avenue, Bromley BR1 **Guide price £1,450,000**

An Edwardian home of some 3147 sq ft on a substantial plot that, in our opinion, offers further potential to extend. Boasting many original period features, six bedrooms and four bathrooms. With a sizeable rear garden, carriage driveway and detached garage. EPC: E

Bromley 020 8464 5566



Kings Avenue, Bromley BR1 **Asking price £1,200,000**

An imposing five bedroom Edwardian home, finished to an exacting standard by the present owners and with over 3000 sq ft of exceptional accommodation. A wealth of original period features, in addition to a gated front driveway and large rear garden. EPC: F

Bromley 020 8464 5566



Goddington Lane, Orpington BR6 **Guide price £1,200,000**

A stunning six bedroom chain free home offering accommodation in excess of 3500 sq ft, on a sought after residential road within easy reach of St Olaves Grammar school. Mainline stations at Chelsfield and Orpington with links to Central London. EPC: C

Petts Wood 01689 806 770



Oakfield Lane, Keston BR2 **Guide price £1,400,000**

A meticulously maintained, beautifully presented 1930s five bedroom, three bathroom detached home in a highly sought after position on the edge of Keston Common. Within the catchment area of Keston Primary School and Ravens Wood School. EPC: E

Hayes 020 8462 0360



Hayes Road, Bromley BR2 **OIEO £1,300,000**

A simply stunning five bedroom Edwardian home, well designed to maintain both the charm of a period property and modern living accommodation. On a prime residential road just moments from Bromley South and boasting many original period features. EPC: E

Bromley 020 8464 5566



West Common Road, Hayes BR2 **Asking price £925,000**

A substantial, elegantly designed two bedroom first floor apartment, the second biggest in this particular block offering a floor space of 1553 sq ft. Set within extensive private grounds, just a ten minute walk from Hayes Village & Station. EPC: D

Hayes 020 8462 0360



Greencourt Road, Petts Wood BR5 **Guide price £785,000**

This attractive three bedroom semi detached family home situated within one of the areas most desirable roads offering an abundance of potential subject to the usual planning consent whilst located within 0.4 of a mile of Petts Wood mainline station. EPC: D

Petts Wood 01689 806 770



BEACONSFIELD ROAD, BLACKHEATH

£1,750,000 FREEHOLD



In the highly desirable Westcombe Park area of Blackheath, a rare chance to acquire a detached 4 bedroom/2 bath period house, built in 1930 with strong Edwardian influences and featuring high ceilinged rooms with fireplaces and cornicing.

The property has tremendous period character, even retaining the working servants' bell pulls and indicator box, with a massive loft area with window, suitable to convert and provide a further two bedrooms and a third bathroom. It has a splendid lawn rear garden with a westerly aspect, also an integral single garage and parking to the driveway. The country kitchen breakfast room/ open plan family room is a real feature, with central doors opening directly onto the garden.

The Royal Greenwich Park is close-by, together with the mainline railway station offering speedy access into London Bridge and Cannon Street. Local shops at Blackheath Royal Standard are within walking distance.



BAYLEYS HILL, SEVENOAKS, KENT

£1,895,000 FREEHOLD



Approached via a long gravel driveway in this highly desirable and peaceful, rural elevated position, a six bedroomed detached family house, built in 1939 by a renowned local builder for his own occupation.

The property requires modernisation, yet retains immense charm and character with heavy oak beams, oak flooring, fireplaces and leaded light windows. Currently 2,684 sq ft internal accommodation, plus massive loft area of 429 sq ft with original dormer window, offering great potential to enlarge the living space.

All the rooms overlook the extensive grounds approaching 3 acres, including woodland, paddock area and a double garage. The current owners have been in residence for over 50 years, now offered chain free to the market.

Sevenoaks town centre about 2.5 miles away and mainline railway station 3.2 miles, providing a fast 30-35 minute service into London Bridge and Cannon Street. Excellent local schools nearby, including Sevenoaks School, Walthamstow Hall, Solefield, The New Beacon and Sevenoaks Preparatory School.



A family firm owned and run by Jeremy Comber, with over 40 years experience in the Blackheath and London market

COMBER & Co

EST. 1993



BLACKHEATH PARK £630,000 FREEHOLD
On prime Cator Estate, a massive one bed, second floor (top) flat of 1,471 sq ft, in fine converted Regency building, surrounded by beautiful communal lawn gardens with parking.



MOTTINGHAM VILLAGE PRICES RANGING £300-325,000
OR £1,950,000 ENTIRE FREEHOLD BLOCK
In centre of village, a choice of 6 two bed/two bath flats on new leases, with parking bays available. 6 mins to station. Entire freehold available as a rare investment opportunity, able to produce annual income circa £86,000.



KIDBROOKE GROVE £450,000 SHARE FREEHOLD
In most attractive Victorian building close to Heath & Village, a lovely 2 bed/2 bath garden flat with own entrance, communal garden & garage at rear. Offered in beautiful order with no chain.



KIDBROOKE PARK ROAD £550,000 SHARE FREEHOLD
A large, 2 bed first floor Victorian conversion flat of 750 sq ft with immense character & massive reception room. Communal garden & driveway parking. Heath & Village close-by.

RESIDENTIAL LETTINGS AND MANAGEMENT DEPARTMENT



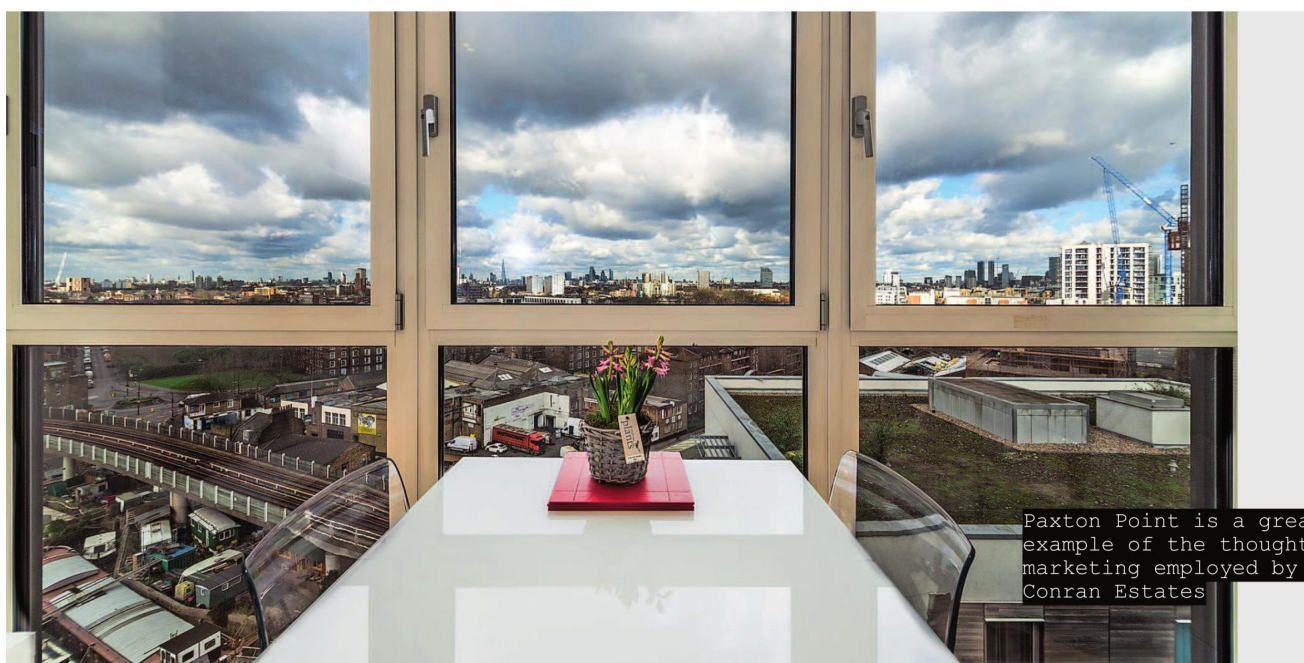
CATOR ESTATE £1950 PCM UNFURNISHED
Substantial, very well located four bedroom house with private garden, within the catchment area for Brooklands Park Primary School. Walking distance to Village and station.



KIDBROOKE VILLAGE £1950 PCM PART FURNISHED
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JOINING FORCES

The story of how a unique double team at Conran Estates came to fruition



After working as rivals for the past 13 years, how does it feel to now work together?

Tamer: It did feel a little strange at first. I have always had healthy respect for Doug having worked in the industry for so long and what he doesn't know about Greenwich just isn't worth knowing!

Doug: I've always seen Conran Estates as being strong contenders in the Greenwich property market, but in the 28 years of working in Greenwich I never thought I would work for them! Now that I do, I can see why the company is successful and Tamer has a lot to do with that.

How did Doug end up at Conran Estates?

Tamer: An interesting story; Doug and I have become friends over the years working next door to each other, oh and

we are both avid Charlton Athletic supporters! Over a coffee and catch up, Doug mentioned that he was thinking about getting back into the industry – that was music to my ears!

So, being life-long Charlton supporters – how do you feel about their demise from Premier League football?

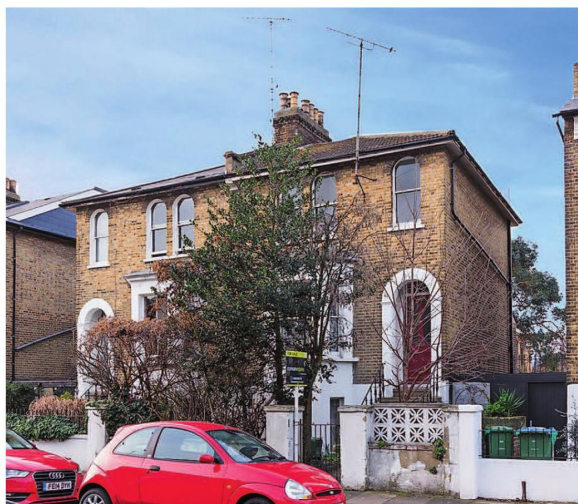
Tamer: Erm... 'no comment'!?

Doug: Scunthorpe away on a Tuesday night in December has always appealed to me.

What is the current Sales and Lettings market like?

Doug: The number of instructions to market has increased for both sales and lettings since January, with March being particularly buoyant. Some properties have received incredibly high viewing levels and we have managed to secure offers far in excess of their guide price. Our recent new instructions suggest a busy month of April!

221 Greenwich High Road SE10 8NB; 020 8312 8312; conranestates.co.uk



Annandale Road SE10, Sold STC

An example of the buoyant market, Conran Estates have just sold this three storey semi detached Victorian house located on one of the most sought after streets in East Greenwich after receiving 21 offers. A wonderful period property, highlights include a large reception room, a 40 ft private rear garden, and three good sized bedrooms.



GEORGETTE PLACE, GREENWICH SE10

- 3 Bedrooms
- Semi-detached house
- Desirable location
- Off street parking
- Underground garage

£1,650,000
Freehold



DIAMOND TERRACE, GREENWICH SE10

- 4 Bedrooms
- Victorian semi-detached
- Secure rear garden
- Close to mainline and DLR
- No onward chain

£2,000,000
Freehold



LEE TERRACE, BLACKHEATH SE3

- 2 Bedrooms
- 2 Bathrooms
- Period conversion
- Close to Blackheath Village
- EPC = E

£2,500 PCM
Furnished or unfurnished



CROOMS HILL GROVE, GREENWICH SE10

- 3 Bedrooms
- Semi-detached house
- Quiet cul de sac
- Next to Greenwich Park
- EPC = D

£3,250 PCM
Unfurnished

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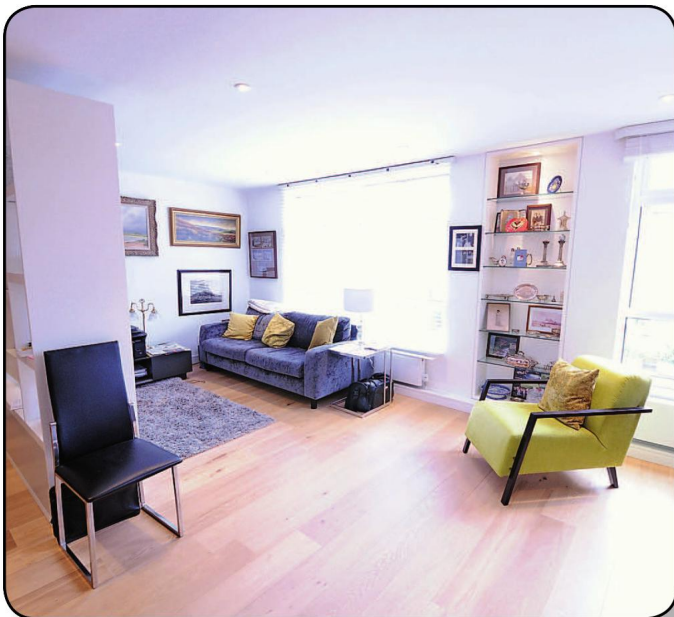
**Kidbrooke Park Road, Blackheath, SE3
£1550pcm**

An enormous three bedroom conversion occupying the whole first floor of this detached period property. Within walking distance of Blackheath Village and the Heath. Accommodation comprises large lounge/diner, well fitted and equipped kitchen, three double bedrooms and bathroom w/c with shower facility, off street parking and pretty communal gardens. gas central heating and high ceilings.



Cedars Close, Lewisham, SE13 £1450pcm

A delightful 2 bedroom, 2 bathroom 2nd floor apartment forming part of a modern block, located in a sought after residential area a short walk away from Blackheath Village and BR station. Large double aspect reception room, well equipped kitchen. Some of the numerous points to note include neutral decor, new wood flooring to living area and new fitted carpets to bedrooms, double glazed, entry phone system, communal gardens and allocated residents parking.



Montpelier Row, Blackheath, SE3 £1100pcm

Situated within private gated grounds at the heart of picturesque Blackheath Village, Falconwood Court is a much sought after residential development that has seen a total renovation of the block both inside and out. We are pleased to offer a spacious studio apartment with its innovative living space, individually designed for comfort, functionality and unique style. Landscaped gardens and private access to the village centre and station.



Paragon House, Blackheath, SE3 £1600pcm

A superb first floor conversion in this fabulous Grade II listed building fronting the heath. The apartment has recently undergone some refurbishment and offers light spacious accommodation. Comprising Large lounge/diner with two windows facing the heath and stripped wood flooring, high ceiling and open plan new fitted kitchen. Large double bedroom with built in wardrobes, bathroom w/c with shower facility. Communal garden to rear with bike storage cupboard.



Shearman Road, Blackheath, SE3 £775,000 Freehold

A spacious three/four bedroom brick front town house located in a much sought after popular crescent just a few minutes' walk from Blackheath Village. Ground floor study/forth bedroom, cloakroom, and utility cupboard, access to paved garden and integral garage. First floor through lounge/diner with double aspect windows to front and rear and a fully fitted and well equipped kitchen. Second floor are two doubles and a single bedroom and modern bathroom.



Devonshire Drive, Greenwich, SE10 £300,000 Leasehold

A delightful one bedroom ground floor purpose built flat located in a sought after residential area, a short walk away from Greenwich Mainline and DLR stations and Village. The flat has good size lounge/diner with double aspect windows, double bedroom with built in wardrobe/cupboard, modern light oak fitted kitchen with int dish washer, gas hob and electric built in oven. White bathroom suite with shower facility, gas central heating double glazing neutral decor. Excellent BTL

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Beech Dell, Keston Park, BR2

£2,850,000 Guide Price

Set in the heart of this exclusive gated private estate, backing onto woodland and occupying a good sized gated plot we are pleased to offer Larchwood, a five bedroom period residence, well presented throughout with feature turreted elevations and indoor leisure pool complex. A combination of spacious bedroom and living accommodation, all well-presented is complemented with fittings such as a bespoke Chambers of Knockholt kitchen breakfast room, excellent recreation areas and views and access to secluded south aspect gardens backing onto woodland. The indoor pool room incorporates a Jacuzzi spa and steam room with separate games/ gym area. Mature, established gardens surround the property that occupies a quiet backwater of this highly sought after private estate. A gated driveway leads to a double garage. An early viewing is encouraged.

For further details on this exclusive property please contact our Locksbottom office t: 01689 797085



Park Vista, Greenwich, SE10

Guide Price £1,500,000–£1,550,000 Freehold

A beautifully presented four storey, Grade II listed, Georgian house which is located on one of the finest roads in Greenwich, adjacent to the Royal Park and just moments from the town centre.



Handen Road, Lee, SE12

£1,100,000 Freehold

A superb and rarely available four bedroom semi-detached period house with off street parking and a 50 ft south facing garden situated in this outstanding Lee Conservation Area location.



Chesil House, Chislehurst, BR7

£575,000 Leasehold

A stunning top floor apartment with a roof terrace located in this imposing period building just a short walk from Royal Parade and Chislehurst Commons.



River Quaggy Apartments, Blackheath, SE3

Prices from £375,000–£395,000 Leasehold

A selection of stunning and spacious one double bedroom apartments with balconies or a private courtyard set within this small high specification new development just moments from Blackheath Village.

LETTINGS AND MANAGEMENT DEPARTMENT



Cresswell Park, Blackheath, SE3

£2,500 PCM

A stunning and superbly located, three bedroom apartment.



William Court, Greenwich, SE10

£1,700 PCM

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Nunington Close, Eltham, SE9

£1,000 PCM

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*BASED ON RIGHTMOVE INTEL DATA.

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Collins Street, SE3

A well presented Victorian cottage in a sought after location in Blackheath Village close to all amenities.

£2,000 PCM

2 Bedrooms • 1 Bathroom • 1 Reception • EER E
Blackheath Village 020 8318 1311



Union Park, SE10

A newly refurbished top floor apartment within this modern development ideal for commuters.

£1,650 PCM

2 Bedrooms • 2 Bathrooms • 1 Reception • EER C
East Greenwich 020 3846 1414



Lock Chase, SE3

A spacious apartment with communal gardens and garage en bloc in a sought after location.

£1,650 PCM

2 Bedrooms • 1 Bathroom • 1 Reception • EER D
Blackheath Village 020 8318 1311



Randall Place, SE10

An immaculate period terrace house with a fantastic modern kitchen offering great living space.

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Old Woolwich Road, SE10

A unique period property with a wealth of original features available for a six month let.

£2,000 PCM

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Dupree Road, SE7

Well presented and spacious end of terrace house within walking distance of all local amenities.

£1,800 PCM

3 Bedrooms • 1 Bathroom • 1 Reception • EER C
Blackheath Standard 020 8858 6101



Mycenae Road, SE3

Extremely spacious split level apartment moments from Westcombe Park mainline station.

£1,450 PCM

2 Bedrooms • 1 Bathroom • 2 Receptions • EER E
Blackheath Standard 020 8858 6101



Greenwich Park Street, SE10

A spacious family home presented in excellent condition in a great location.

£3,500 PCM

3 Bedrooms • 2 Bathrooms • 2 Receptions • EER D
West Greenwich 020 8858 9911



Southbrook Road, SE12

Lovely spacious flat close to all local amenities including Lee and Hither Green Stations.

£1,450 PCM

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Aldeburgh Street, SE10

A well presented Victorian terrace house retaining many original features and fireplaces and located for great transport links.

Guide Price £615,000 F/H

-  Three Bedrooms
-  One Bathroom
-  One Reception
-  EER E

East Greenwich 020 3846 1414



Southvale Road, SE3

Beautiful Victorian terraced home in Blackheath Village and in the immediate catchment area for Ofsted outstanding John Ball.

Price £1,050,000 F/H

-  Three Bedrooms
-  Two Bathrooms
-  One Reception
-  EER D

Blackheath Village 020 8318 1311

John Payne

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 johnpayne.com

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Ashburnham Place, SE10

Positioned on a premier road in the Ashburnham Triangle is this beautiful four storey Victorian house.

Guide Price £1,050,000 F/H

- Four Bedrooms
- Two Bathrooms
- One Reception
- EER D

West Greenwich 020 8858 9911



St Johns Park, SE3

Stunning Victorian conversion flat located moments from the open heath and renowned Greenwich Park.

Price £525,000 SOFH

- One Bedroom
- One Bathroom
- One Reception
- EER D

Blackheath Standard 020 8858 6101



Manor Lane, SE13

Enviably located overlooking Manor House Gardens and close to schools, local shops and train station.

Guide Price £1,000,000 F/H

- Five Bedrooms
- Three Bathrooms
- Two Receptions
- EER D

Lee Office 020 8852 8633



Blackheath Village 020 8318 1311
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 English, circa. 1640 - 1650



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 English, circa. 1600
 Provenance: Robert Rich, 2nd Earl of Warwick, 1587 - 1588



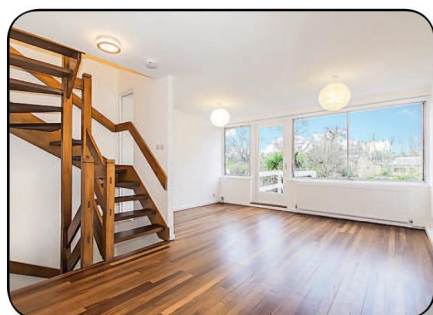
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 by Thomas Webb
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